

This Instrument Prepared By:
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Balch & Bingham
1901 Sixth Avenue North, Suite 2600
Birmingham, Alabama 35203

Send Tax Notice To:
City of Hoover P.O. Box 360628
City Hall
Hoover, AL 35216

STATE OF ALABAMA

9 5 0 5 / 5 4 0 0

COUNTY OF JEFFERSON

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid the **CITY OF HOOVER**, an Alabama municipal corporation ("**Grantees**") to **BAKER PROPERTIES, LTD.**, an Alabama limited partnership ("**Grantor**"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantees, the following described real estate, situated in Jefferson and Shelby Counties, Alabama (the "**Property**"), to-wit:

Inst # 1995-12194

Lots 1, 2 and 3, according to the map or plat of Baker's Addition to Old Rocky Ridge Road, as recorded in Map Book 153, Page 66, Probate Office of Jefferson County, Alabama, and as rerecorded in Map Book 19, Page 154, Probate Office of Shelby County, Alabama.

This conveyance of the Property is subject to the following:

1. Ad valorem taxes due and payable October 1, 1995.
2. Any coal, mineral, mining, petroleum, oil and gas rights not owned by Grantor.
3. Easements, rights of way, reservations, restrictions and agreements of record.
4. Any applicable zoning ordinances.

The Property is sold "**AS IS**" and "**WHERE IS**". Grantor makes no representations, warranties or agreements concerning the condition of the Property, the soil, subsoil, environmental matters, the purposes for which the Property is suited or otherwise. Grantee waives all claims, present and future, against Grantor based upon or connected with the condition of the Property, and hereby releases Grantee from any liability whatsoever therefor.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Inst # 1995-12194

05/10/1995-12194
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

IN WITNESS WHEREOF, the said Grantor, by its duly authorized general partner, has caused this conveyance to be executed this 9th day of May, 1995.

WITNESS:

BAKER PROPERTIES, LTD.,
an Alabama limited partnership

Will-B Eysie Jr.

Dana Baker, Jr.

By:

Richard M. Baker
Richard M. Baker, its General Partner

By:

Elizabeth B. Leath
Elizabeth B. Leath, its General Partner

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jack H. Harrison, a notary public in and for said county in said state, hereby certify that **Richard M. Baker**, whose name as General Partner of Baker Properties, Ltd., an Alabama limited partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 9th day of May, 1995.

Jack H. Harrison
Notary Public

[Notarial Seal]

My Commission Expires: 8-17-97

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jack H. Hannon, a notary public in and for said county in said state, hereby certify that **Elizabeth B. Leath**, whose name as General Partner of Baker Properties, Ltd., an Alabama limited partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, as such general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 9th day of May, 1995.

Jack H. Hannon
Notary Public

[Notarial Seal]

My Commission Expires: 8-17-97

Inst # 1995-12194

05/10/1995-12194
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

State of Alabama - Jefferson County
I certify this instrument filed on:
1995 MAY 09 P.M. 15:36

Recorded and \$		Mtg. Tax
and \$	10.50	Deed Tax and Fee Amt.
\$	Total \$	10.50

GEORGE R. REYNOLDS, Judge of Probate



9505/5400

STATE OF ALABAMA, JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed
tax has been collected on this instrument.

George R. Reynolds
Judge of Probate

"NO TAX COLLECTED"