

HIS DEED HAS BEEN PREPARED WITHOUT THE EXAMINATION OF THE TITLE TO THE PROPERTY
HEREIN DESCRIBED.

#500.00

SEND TAX NOTICE TO:
Randall E. Baker and
(Name) Wilma June Baker
P.O. Box 582
(Address) Harpersville, AL 35078

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 3/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE DOLLARS
CONSIDERATIONS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Randall E. Baker and wife, Wilma June Baker

(herein referred to as grantors) do grant, bargain, sell and convey unto

Randall E. Baker and wife, Wilma June Baker

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 2 East described as follows:

Commence at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 2 East and run in a southerly direction along the West line of said 1/4 1/4 Section a distance of 880 feet to the point of beginning of the parcel of land herein conveyed; thence continue in a Southerly direction along the West line of said 1/4 1/4 Section a distance of 210 feet; thence turn an angle to the left and run in an easterly direction parallel with the North line of said 1/4 1/4 Section a distance of 210 feet; thence turn an angle to the left and run in a northerly direction parallel with the West line of said 1/4 1/4 Section a distance of 210 feet; thence turn an angle to the left and run in a westerly direction parallel with the North line of said 1/4 1/4 Section a distance of 210 feet to the point of beginning.

Subject to the life estate of John Embry Baker as reserved in that certain deed recorded on March 31, 1995 in the Office of the Judge of Probate of Shelby County, Alabama, Instrument No. 1995-08255.

06/16/1995-15824
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this
day of June, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Randall E. Baker
Randall E. Baker
Wilma June Baker
Wilma June Baker

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randall E. Baker and wife, Wilma June Baker whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____

A. D., 19 95

SEE ACKNOWLEDGEMENTS ON REVERSE SIDE.

Notary Public

1995-15824
Instrument

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randall E. Baker, husband of Wilma June Baker whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, 1995.

Conrad M. Fowler Jr.

Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wilma June Baker, wife of Randall E. Baker whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 1995.

Conrad M. Fowler Jr.

Notary Public

Inst # 1995-15824

06/16/1995-15824
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

RETURN TO

W A R R A N T Y D E E D
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.