

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

Inst # 1995-24976

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of ONE HUNDRED SEVENTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$178,500.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, LILLIE P. ANTHONY, an unmarried woman (herein referred to as Grantor), do grant, bargain, sell and convey unto TERRY W. BAKER AND MINEA W. BAKER, (herein referred to as Grantees), as joint tenants with right of survivorship, all of her interest in the following described real estate situated in SHELBY County, Alabama to wit:

Lot 6A, Block 3, according to a Resurvey of Lots 5 and 6, Block 3, Cherokee Hills, recorded in Map Book 19, page 39, in the Probate Office of Shelby County, Alabama.

APD \$142,800.00

\$170,000.00 of the consideration herein is from a purchase money first mortgage.

BLA Lillie P. Anthony is the surviving spouse of Jimmie B. Anthony who died on or about November, 1992.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1995 taxes are currently a lien but are not yet due and payable.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of September, 1995.

Lillie P. Anthony
LILLIE P. ANTHONY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that LILLIE P. ANTHONY, 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 and having full authority to sign said deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 1995.

Notary Public: Mark E. Tippins

My commission expires: 7-23-1997

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, #215
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: T.W. Baker, 5447 Palomino Trail, Birmingham, 35243

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09/08/1995-24976
01:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 44.50