

WARRANTY DEED with JOINT SURVIVORSHIP

Inst # 1995-25398

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Andrew F. Gawin
3673 Cahaba Beach Road
Birmingham, AL 35242

PARCEL# 3-9-31-0-001-027

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **TERRY W. BAKER AND WIFE, MINEA W. BAKER** (herein referred to as Grantors) do grant, bargain, sell and convey unto **ANDREW F. GAWIN AND MARIA V. GAWIN** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Commence at the NE corner of the NW 1/4 of NW 1/4 of Section 31, Township 18 South, Range 1 West and run South along the East line of said 1/4-1/4 section 165 feet (measures 166.09 feet); thence South 87 degrees 30 minutes West and parallel with the North line of said 1/4-1/4 section 283 feet (measures 282.76 feet) to the Easterly right of way line of a public road; thence run in a Southerly direction along the Easterly right of way line of said public road, a distance of 110 feet to the point of beginning of the parcel herein described; thence continue in a Southerly direction along the Easterly right of way line of said public road, a distance of 100 feet to a point; thence run East parallel with the North line of said 1/4-1/4 section, a distance of 196 feet to a point; thence run Northerly parallel with the Easterly right of way line of said public road; a distance of 100 feet to the Southeast corner of Farrell John Adams lot; thence run West, along the South line of said Farrell John Adams lot and parallel with the North line of said 1/4-1/4 section, a distance of 196 feet to the point of beginning; being situated in Shelby County, Alabama. Minerals and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$76,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 6th day of September, 1995.

Terry W. Baker
TERRY W. BAKER
Minea W. Baker
MINEA W. BAKER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **TERRY W. BAKER AND WIFE, MINEA W. BAKER**, whose names 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 the 6th day of September, 1995.

My Commission Expires: 11/20/96

zgawin.txt

09/13/1995-20495
09/12/1995
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 27.50