



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

Send Tax Notice:
Edward C. Sherman
1115 King Arthur Court
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Seven Thousand Seven Hundred Dollars and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Miley S. Baker and Frances W. Baker, Husband and Wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Edward C. Sherman

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Bishop Creek Townhomes, as recorded in Map Book 10,
Page 41, in the Shelby County Probate Office; being situated in Shelby County, Alabama.

\$ 64,300.00 of the above recited purchase price was paid from a mortgage
loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, ~~1995 back taxes~~,
rights of way, limitations, if any, of record. ~~Inst~~ 1995 back taxes,

11/01/1995-31388
08:43 AM CERTIFIED
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, and in the County of ~~Shelby~~ PROBATE
SHELBY COUNTY, ALABAMA
001 MCD 12.00

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th

day of October, 19 95

(SEAL)

Miley S. Baker

(SEAL)

(SEAL)

Frances W. Baker

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson COUNTY }

General Acknowledgment

I, Hubert E. Rawson, Jr. a Notary Public in and for said County,
in said State, hereby certify that Miley S. Baker and Frances W. Baker, Husband and Wife

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 30th day of October

A.D. 19 95

NOTARY PUBLIC STATE OF ALABAMA AT Large
MY COMMISSION EXPIRES: May 6, 1997
BONDED THRU NOTARY PUBLIC UNDERWRITER

Hubert E. Rawson
Notary Public

1995-31388
Inst *