

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Frank Thomas Baker and
(Name) Virginia Eddings Baker
(Address) 9131 Hwy. 22
Montevallo, AL 35115
MINIMUM VALUE: \$500.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James Davis Baker, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Frank Thomas Baker and wife, Virginia Eddings Baker, A LIFE ESTATE

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of
them in fee simple, the following described real estate situated in SHELBY County,
Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

Inst # 1995-33573

11/22/1995-33573
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th
day of September 19 95

WITNESS

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

James Davis Baker
James Davis Baker

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, _____, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that James Davis 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 30th day of September A.D. 19 95

5-17-99

Michelle L. Damp
Notary Public

My Commission Expires:

Inst # 1995-33573

EXHIBIT "A"

Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West; thence run East along the North line of said 1/4-1/4 section a distance of 158.93 feet; thence turn an angle of 59 degrees, 20 minutes 41 seconds to the left and run a distance of 254.22 feet; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run a distance of 500.00 feet to the point of beginning; thence turn an angle of 48 degrees, 17 minutes, 41 seconds to the left and run a distance of 147.41 feet; thence turn an angle of 17 degrees, 06 minutes, 41 seconds to the right and run a distance of 474.54 feet thence turn an angle of 92 degrees, 23 minutes, 00 seconds to the right and run a distance of 124.92 feet to a point on the Northwest right of way line of Shelby County Highway #22; thence turn an angle of 53 degrees, 03 minutes 00 seconds to the right and run Southwest along said right of way of Shelby County Highway #22 a distance of 159.33 feet; thence turn an angle of 4 degrees 15 minutes, 00 seconds to the left and run along said right of way of Shelby County Highway #22 a distance of 442.72 feet; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run a distance of 369.66 feet; thence turn an angle of 70 degrees, 00 minutes, 00 seconds to the right and run a distance of 188.57 feet to the point of beginning. Situated in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama.

IT IS THE INTENT OF THE GRANTOR HEREIN TO CONVEY ONLY A LIFE ESTATE TO THE GRANTEE HEREIN, REGARDING THE ABOVE DESCRIBED PROPERTY, FOR AND DURING THE JOINT LIVES OF GRANTEE, AND GRANTOR SPECIFICALLY RESERVES THE REMAINDER INTEREST IN AND TO THE ABOVE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

THE PREVIOUS LIFE ESTATE HOLDER IN AND TO SAID PROPERTY, JENNIE R. BAKER, HAS PREVIOUSLY DECEASED, THE DATE OF HER DEATH BEING THE 21ST DAY OF JANUARY, 1994.

Dated: 11/20/95

James Davis Baker
James Davis Baker

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