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04/04/1996-10939
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 121.00

Inst # 1996-10939

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

B.G. MORGAN
1539 TIMBER DRIVE
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED TEN THOUSAND and 00/100 (\$110,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, MICHAEL J. BAKER and JOY LEA MCCLELLAN BAKER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto B.G. MORGAN and RUBY MORGAN, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF TIMBER PARK, PHASE II, AS RECORDED IN MAP BOOK 14, PAGE 68, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. A twenty foot building set back line from Timber Drive as shown by recorded plat.
3. A seven and one-half foot drainage easement on the rear of subject property as shown by recorded plat.
4. Declaration of Protective Covenants as recorded in Real Book 307, Page 563.
5. Easement and right of way to Alabama Power Company as recorded in Real Book 236, Page 980.
6. Right of Way easement to South Central Bell Telephone Company as recorded in Deed Book 336, Page 226.
7. Subject to ingress and egress to the City of Helena as set out in Deed Book 323, Page 653.

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 GRANTEES, 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 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MICHAEL J. BAKER and JOY LEA MCCLELLAN BAKER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of March, 1996.

Michael J. Baker
MICHAEL J. BAKER

Joy Lea McClellan Baker
JOY LEA MCCLELLAN BAKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MICHAEL J. BAKER and JOY LEA MCCLELLAN BAKER, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of March, 1996.

R. J. Spalding
Notary Public

My commission expires: 7/16/98

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