

DONALD R. BAKER, JR. and LAURA M. BAKER
1400 Amberley Woods Cove
Helena, AL 35080

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 888
Pelham, Alabama 35124
Phone (205) 888 8800
Policy Issuing Agent for
SAFECO Title Insurance Company



Inst # 1996-18323

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ten Thousand Sixty-Four Dollars and no/100-----

to the undersigned grantor, **TANGLEWOOD CORPORATION** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

DONALD R. BAKER, JR. and wife, LAURA M. BAKER
(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 80, according to the Survey of Amberley Woods, 3rd Sector, Phase 1, as recorded in Map Book 20 page 88 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 99,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

06/06/1996-18323
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE W. F. HARRIS
WHL MEL

TO HAVE AND TO HOLD, To the said GRANTEEES 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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that in lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice-President, **Rebecca B. Harris** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of May 19 96

ATTEST:

Secretary

By Rebecca B. Harris
REBECCA B. HARRIS Vice - President

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority State, hereby certify that **Rebecca B. Harris** whose name as Vice - President of **TANGLEWOOD CORPORATION** a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30th day of May 19 96

Form ALA-33

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 1997

James B. Holliman
Notary Public