

This instrument was prepared by:
(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:
(Name) JAMES D. BAKER & MERRIE L. BAKER
(Address) 401 East Milgray Lane
Calera, AL 35040

07-18-96 61

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 Hundred Twenty-Four Thousand and no/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we,
LARRY STONE dba LARRY STONE CONSTRUCTION COMPANY
(herein referred to as grantors), do grant, bargain, sell and convey unto
JAMES D. BAKER and wife, MERRIE L. BAKER

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 34, according to the Survey of Southern Hills, Sector 6, Phase 2, as recorded in Map Book 18 page 79 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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.

Inst # 1996-21945

07/09/1996-21945
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 132.50

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 said GRANTEEES, 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 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 GRANTEEES, 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 19th day of June, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Larry Stone (Seal)
LARRY STONE dba LARRY STONE CONSTRUCTION COMPANY (Seal)

(Seal)

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 LARRY STONE dba LARRY STONE CONSTRUCTION COMPANY, 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 19th day of June A.D., 19 96.

8-25-98
My Commission Expires:

[Signature]
Notary Public