

This instrument was prepared by

**HARRISON, CONWILL, HARRISON & JUSTICE**

P. O. Box 557  
Columbiana, Alabama 35051

**WARRANTY DEED**

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars  
and other good and valuable consideration (division of estate)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Elsie Waites

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

Shirley H. Baker

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

Parcel 4:

Commencing at the Southeast corner of the SW $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East; thence South 89 deg. 28 min. 40 sec. West along the South boundary line of said quarter section for a distance of 278.33 feet; thence North 10 deg. 43 min. 03 sec. East a distance of 30.07 feet; thence continuing North along said line a distance of 76.15 feet; thence North 84 deg. 34 min. 31 sec. West a distance of 285.24 feet; thence North 6 deg. 11 min. 22 sec. East a distance of 301.96 feet; thence North 8 deg. 04 min. 03 sec. West a distance of 65.00 feet to the point of beginning; thence continuing North along said line a distance of 65.45 feet; thence North 4 deg. 42 min. 42 sec. East a distance of 112.00 feet; thence North 81 deg. 52 min. 42 sec. East a distance of 78.24 feet; thence North 9 deg. 02 min. 18 sec. West a distance of 27.13 feet to the South right-of-way line of U. S. Highway No. 280; thence North 76 deg. 51 min. 30 sec. West along said U. S. Highway 280 right-of-way line a distance of 980.78 feet; thence South 14 deg. 42 min. 13 sec. West a distance of 235.24 feet; thence South 77 deg. 26 min. 36 sec. East a distance of 964.66 feet to the point of beginning. Said described tract containing 5.00 acres, more or less.

LESS AND EXCEPT that portion already owned by Grantee.

Elsie Waites and Braxton E. Baker were the sole heirs at law and next of kin of O. L. Baker, who died in March of 1973. Shirley H. Baker is the widow of Braxton E. Baker, deceased, and is the sole devisee of Braxton E. Baker.

Grantee's address:

180 U. S. Highway 280 West  
Harpersville, Alabama 35078

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

day of \_\_\_\_\_, 19 96

(SEAL)

Elsie Waites

(SEAL)

(SEAL)

(SEAL)

09/17/1996-30675  
11:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 9.30

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, Tammyk. Smithman a Notary Public in and for said County, in said State, hereby certify that Elsie Waites

Whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September A.D. 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 15, 1998.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public

Conwill & Justice

Inst # 1996-30675