

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 and Shirley H. Baker

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

Stanley Hites Baker

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

Parcel 2:

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 1470.50 feet; thence North 10 deg. 58 min. 06 sec. West a distance of 32.25 feet to the North right-of-way line of Shelby County Road No. 434 and the point of beginning; thence continuing North 10 deg. 58 min. 06 sec. West for a distance of 850.50 feet; thence South 75 deg. 15 min. 43 sec. East a distance of 210.00 feet; thence South 14 deg. 42 min. 13 sec. West a distance of 100.00 feet; thence South 77 deg. 26 min. 36 sec. East a distance of 450.00 feet; thence South 11 deg. 52 min. 02 sec. West a distance of 594.82 feet to the North right-of-way line of Shelby County Road No. 434 and the point of curvature of a tangent curve, concave to the South, having a radius of 14968.28 feet, a central angle of 1 deg. 16 min. 27 sec. and a chord of 332.84 feet bearing South 89 deg. 09 min. 41 sec. West; thence West along said curve a distance of 332.85 feet to the point of beginning. Said described tract containing 7.35 acres, more or less.

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)

Shirley H. Baker

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

I, the undersigned authority, in said State, hereby certify that **Elsie Waites and Shirley H. Baker**

Whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they 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.

09/17/1996-30676
11:22 AM
NOTARY PUBLIC STATE OF ALABAMA

Jimmy K. Slaughterman Notary Public in and for said County.

Notary Public

Conwill & Justice

Inst # 1996-30676