

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Christopher D. Baker
(Address) 123 Overhill Drive
Vincent, AL 35178

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Forty-Seven Thousand and NO/100ths (\$47,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Robert El Barry Clements and Alesia C. Christopher, married individuals (herein referred to as grantors), do grant, bargain, sell and convey unto Christopher D. Baker and wife, Kelli L. Baker

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

Lots 13, and 14, Block 1, according to Pine Hills Subdivision, as shown by Map of said Subdivision as recorded in Map Book 4 page 45 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, current taxes, setback lines and rights of way, of any, of record.

\$44,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.

Inst # 1996-31782

09/26/1996-31782
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 13.50

Inst # 1996-31782

TO HAVE AND TO HOLD, Unto the said GRANTEES 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 21st day of September, 19 96.

WITNESS
_____(Seal) Robert El Barry Clements (Seal)
_____(Seal) Alesia C. Christopher (Seal)
_____(Seal)

STATE OF ALABAMA }
Shelby County } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert El Barry Clements, a married man, 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 24th day of September, A.D., 19 96.

2-20-99
My Commission Expires:

MY COMMISSION EXPIRES
2/20/99

Notary Public

State of Alabama)
County of Jefferson

I, the undersigned, hereby certify that Alesia C. Christopher, 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, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 21 DAY OF SEPTEMBER, 1996.

My Commission Expires:

Kathleen M. Brown
Notary Public

MY COMMISSION EXPIRES JANUARY 3, 2000

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