

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THOUSAND & NO/100---- (\$20,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Regina C. Baker, a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Virginia E. Baker (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: 9131 Highway 22 MONTEVALE, AL. 35115

RCB

Regina C. Baker is the surviving grantee of that certain deed as recorded in Deed Bok 389, Page 726, in the Probate Office of Shelby County, Alabama, the other grantee, John O. Baker, having died on or about the 3rd day of December, 1994.

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 have hereunto set my hand and seal, this 15th day of October, 1996.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

Regina C. Baker (SEAL)
Regina C. Baker

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Regina C. Baker, a single individual 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 the same bears date.

Given under my hand and official seal this 15th day of October A.D., 1996

[Signature]
Notary Public

Inst # 1996-34592

10/16/1996-34592
01:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NED 31.00

Inst # 1996-34592

EXHIBIT "A"

Part of the NE 1/4 of the NW 1/4 and NW 1/4 of the NE 1/4 of Section 10, Township 22 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of the NE 1/4 of NW 1/4 run in a northerly direction along the east line of said 1/4-1-4 section for a distance of 124.04 feet; thence turn an angle to the left of 27 degrees 23 minutes 57 seconds and run in a northwesterly direction for a distance of 60.70 feet; thence turn an angle to the right of 51 degrees 55 minutes 13 seconds and run in a northeasterly direction for a distance of 470.63 feet to an existing iron pin being 22 feet west of the centerline of Shelby County Highway No. 54 and being the accepted prescriptive right of way line of Shelby County Highway No. 54 and the point of beginning; thence turn an angle to the right of 13 degrees 06 minutes 18 seconds and run in a Northeasterly direction along the accepted prescriptive right of way of Shelby County Highway No. 54 for a distance of 247.52 feet to an existing iron pin; thence turn an angle to the left of 86 degrees 29 minutes 19 seconds and run in a northwesterly direction for a distance of 759.61 feet to an existing iron pin; thence turn an angle to the left of 70 degrees 05 minutes 18 seconds and run in a southwesterly direction for a distance of 332.79 feet to an existing iron pin; thence turn an angle to the left of 112 degrees 48 minutes 49 seconds and run in a southwesterly direction for a distance of 575.11 feet to an existing iron pin; thence turn an angle to the left of 3 degrees 46 minutes 28 seconds and run in a southeasterly direction for a distance of 315.88 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND

Commence at the northwest corner of the NW 1/4 of the NE 1/4 of Section 10, Township 22 South, Range 4 West, Shelby County, Alabama and run thence easterly along the north line of said quarter-quarter a distance of 270.75 feet to a point; thence turn 126 deg. 18 min. 20 sec. right and run 483.27 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 139.52 feet to a steel pin corner; thence turn 92 deg. 27 min. 28 sec. left and run southeasterly 361.78 feet to a steel pin corner on the northwesterly margin of Shelby County Highway No. 54; thence turn 84 deg. 37 min. 24 sec. left and run northeasterly along margin of said highway 120.56 feet to a steel pin corner; thence turn 92 deg. 21 min. 32 sec. left and run northwesterly 367.61 feet to the point of beginning.

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