

WARRANTY DEED

State of Alabama)
Shelby County)

Know All Men By These Presents:

That in consideration of ONE HUNDRED TWO THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$102,900.00), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, William Maxwell Stinson and Joan Ellis Stinson, husband and wife, (herein referred to as "Grantors"), grant, bargain, sell, and convey unto Edward Harper Baker and Thalia June Baker, (herein referred to as "Grantees"), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 8, according to the Map of Shelby Shores, Inc. - 1969 Sector, as shown by Map recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 46.


Subject to Advalorem taxes for the years 1997, and thereafter; covenants, restrictions, easements, and rights of way of record.

\$92,600.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the said to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 31st day of January, 1997.

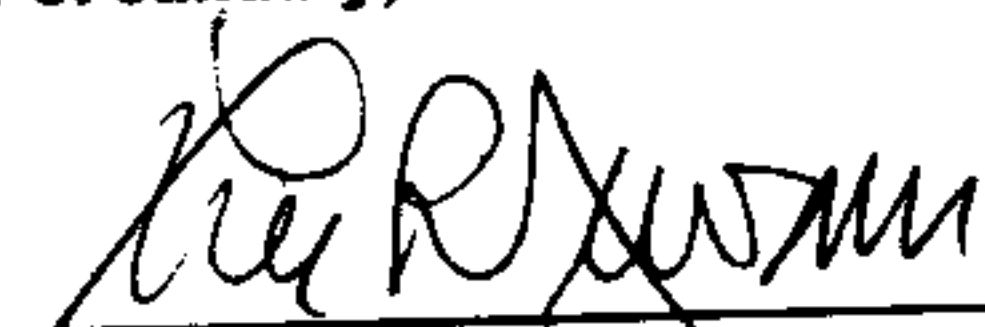

William Maxwell Stinson (Seal)


Joan Ellis Stinson (Seal)

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Maxwell Stinson and Joan Ellis Stinson, whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 31st day of January, 1997.


Notary Public
My commission expires: 1-2-00

This instrument was prepared by:

Larry R. Newman, Attorney at Law
3141 Lorna Road, Birmingham, Alabama 35216

Magnolia

02/05/1997-03729
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 19.00

Inst. # 1997-03729

GRANTEE'S Address
19021 River Drive
35143
02/05/1997-03729
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 19.00