

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: F. Brice

ADDRESS: Two Devon Sq., 744 W. Lancaster Ave.  
Wayne, Pennsylvania 19087-2594

STATE OF ALABAMA  
COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **DEAN BALDWIN and TARA A. BALDWIN, husband and wife** (herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto **ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL AND GEORGE E. MCCARTY, TRUSTEES UNDER DECLARATION OF TRUST DATED MARCH 1, 1990**

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

Lot 12, according to the Survey of Mallard Pointe, First Addition, as recorded in Map Book 11, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to that certain mortgage recorded in Instrument #1996-21962

06/19/1997-19203  
09:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 12.00

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 the said GRANTEE(S), 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 a good right to sell and convey the same as aforesaid; and that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 7th day of May, 1997.

(Seal)

(Seal)

(Seal)

Dean Baldwin (Seal)  
Dean Baldwin

Tara A. Baldwin (Seal)  
Tara A. Baldwin

STATE OF ALABAMA Alabama  
COUNTY Jefferson

General Acknowledgment

I, Dean V. Davis, a Notary Public in and for said County, in said State, hereby certify that **DEAN BALDWIN and TARA A. BALDWIN, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/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 7th day of May, A.D., 1997.

Dean V. Davis  
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Apr. 29, 2000.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst. # 1997-19203