

SEND TAX NOTICE TO:

(Name) Phillip A. Baer

(Address) PO Box 169 CALERA, ALA 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James D. Glass, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Phillip A. Baer and Julia Elizabeth Baer

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

The North 1/2 of the SW 1/4 of NW 1/4 of Section 15, Township 22 South, Range 2 West, lying West of Interstate Highway #65;

ALSO conveyed herein is an easement for ingress and egress and utilities across the following described property:

The West 60 feet of the S 1/4 of the SW 1/4 of NW 1/4 of Section 15, Township 22 South, Range 2 West, and the South 60 feet of SE 1/4 of NE 1/4 Section 16, Township 22 South, Range 2 West.

Situated in Shelby County, Alabama.

Inst # 1998-22415

06/16/1998-22415
01:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 9.00

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 the 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 16

day of June, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

James D. Glass
James D. Glass

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James D. Glass 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 16 day of June A. D., 19 98

Matthew S. Wilder

Notary Public

Inst # 1998-22415