

Send Tax Notice To:
David B. Baughman and wife,
Angela M. Baughman
2216 Pup Run
Helena, Alabama 35080

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Eight Thousand Five Hundred Dollars (\$108,500.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **B. ALAN MATTHEWS AND WIFE, REGENA MATTHEWS** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **DAVID B. BAUGHMAN AND WIFE, ANGELA M. BAUGHMAN**, (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 6, Block "D", according to the Amended Map of Fox Haven, First Sector, as recorded in Map Book 7, Page 86, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1998 and subsequent years not yet due and payable.
2. Building setback line of 35 feet reserved from Pup Run as shown by plat.
3. Easements as shown by recorded plat, including 32.5 feet along the Southeasterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 24 page 87 in Probate Office.
5. Right(s) of Way(s) granted to Southern Natural Gas by instrument(s) recorded in Deed Book 213 pages 139, 141, 143 and 688 in Probate Office.
6. Right(s)-of-Way(s) granted to V. B. Currie by instrument(s) recorded in Deed Book 139, page 209 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 7, page 86.
8. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Inst # 1998-29514


08/03/1998-29514
02:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 23.00

NOTE: \$97,650.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

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 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 do for myself and for my heirs, executors, and administrators covenant with 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 I will and my 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, we have hereunto set our hands and seals, this 31th day of July, 1998.



B. Alan Matthews


Regena Matthews

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that B. Alan Matthews and wife, Regena Matthews, 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 the conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 31st day of July, 1998.


Notary Public
My commission expires: 03-1-99
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