

SEND TAX NOTICE TO:
ROBERT C. BAKER, JR.
MARCELLA V. BAKER
~~108 Pin Oak Drive~~
~~PICKENS, ALABAMA 35068~~ 108 Pin Oak Drive
Chelsea, AL 35043

This instrument was prepared by:
Patrick F. Smith, Attorney
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED SIXTY-FIVE THOUSAND and No/100's (\$165,000.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ROY HOBBS an unmarried man, JOAN HOBBS, an unmarried woman (hereinafter grantors), do grant, bargain, sell and convey unto ROBERT C. BAKER, JR. and MARCELLA V. BAKER, (hereinafter grantees) as joint tenants with right of survivorship, all of our right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 239, according to the Map of Yellowleaf Ridge Estates, Second Sector, as recorded in Map Book 21, page 93 A, B, & C, in the Probate Office of Shelby County, Alabama.

\$132,000.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantees, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of the premises; that they are free from all encumbrances, except as set forth herein 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 same to the 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 16 day of November, 1998



ROY HOBBS



JOAN HOBBS

Inst # 1998-47570

12/01/1998-47570
11:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 41.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROY HOBBS and JOAN HOBBS, 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 day the same bears date.

Given under my hand and official seal this 16 day of November, 1998.



Notary Public
Commission Expires: 10/06/2001

