

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) James Davis Baker and Merrie L. Baker

(Address) 410 East Milgray

Calera, AL 35040

\*\*\*MINIMUM VALUE: \$ 1,000.00\*\*\*

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

SHELBY

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty-Nine Thousand Five Hundred Fourty-Seven and 00/100 <sup>(\$ 29,547.00)</sup> ~~00/100~~ **DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Virginia Eddings Baker and husband, Frank Thomas Baker  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
James Davis Baker and wife, Merrie L. Baker

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

Beginning at the southwest corner of the northeast quarter of the northwest quarter of Section 10, Township 22 south, Range 4 west, Shelby County, Alabama and run thence South 89° 57' 05" East a distance of 634.31' to a steel rebar corner; Thence run North 09° 10' 21" East a distance of 31.03' to a steel rebar corner; Thence run North 38° 10' 41" East along an existing fence line a distance of 535.57' to a steel rebar corner; Thence run North 62° 04' 35" West a distance of 1,110.44' to a steel rebar corner on the west line of said quarter-quarter; Thence run South 00° 38' 27" East along said quarter-quarter line a distance of 971.17' to the point of beginning, containing 14.07 acres. Property is subject to any and all agreements, easements, restrictions, rights of way and/or limitations of probated record and/or applicable law.

Also a thirty foot Easement for ingress, egress and utilities, hereinafter described as follows:  
Beginning at the southwest corner of the northeast quarter of the northwest quarter of Section 10, Township 22 south, Range 4 west, Shelby County, Alabama and run thence South 89° 57' 05" East a distance of 634.31' to a steel rebar corner and the point of beginning of the Easement being described; Thence continue South 89° 57' 05" East a distance of 609.12' to a point on the west margin of Shelby County Highway No. 54; Thence run North 06° 50' 10" East along said margin of said highway a distance of 30.21' to a point; Thence run North 89° 57' 05" West a distance of 607.87' to a point; Thence run South 09° 10' 21" West a distance of 31.03' to the point of beginning and the end of required easement.

**SUBJECT TO:**

- LIFE ESTATE SPECIFICALLY RESERVED IN GRANTORS, OR THE SURVIVOR OF THEM, FOR AND DURING THE NATURAL LIVES OF EACH OF SAID GRANTORS.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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

IN WITNESS WHEREOF, we have hereunto set our 12<sup>th</sup> hand(s) and seal(s), this 12<sup>th</sup> day of January, 19 99

WITNESS

(Seal)

(Seal)

(Seal)

Virginia Eddings Baker

VIRGINIA EDDINGS BAKER

Frank Thomas Baker

FRANK THOMAS BAKER

**STATE OF ALABAMA**

SHELBY

**COUNTY**

**General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Virginia Eddings Baker and husband, Frank Thomas Baker 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 12<sup>th</sup> day of January, A.D. 19 99

My Commission Expires 9/2002

Notary Public

01/13/1999-02182  
08:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE