

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

GRANTEE'S ADDRESS:
Mary Watson Lancaster
229 Tradewinds Circle
Alabaster, Alabama 35007

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-Five Thousand Nine Hundred Fifty and 00/100 (\$125,950.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **L. Allen Baker and Karen Lenette Baker, husband and wife** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Mary Watson Lancaster, an unmarried woman**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 59-A, according to A Resurvey of Lots 56, 57, 58, 59 & 60 of Portsouth, 3rd Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama, which said resurvey is recorded in Map Book 7, Page 167.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$108,333.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seal this the 28th day of May, 1999.

L. Allen Baker
L. Allen Baker

Karen Lenette Baker
Karen Lenette Baker

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that L. Allen Baker and Karen Lenette Baker, husband and wife, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of May, 1999.

NOTARY PUBLIC

My Commission Expires:

3/5/03

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

06/01/1999-22802
01:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 26.50