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This instrument was prepared by:

(Name) James L. King  
(Address) P O Box 356  
Palham, Al 35124

Send Tax Notice to:

(Name) Margaret M. and  
(Address) Kent Baker  
116 King Charles Lane  
Alabaster, Al 35007

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

**STATE OF ALABAMA**

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Hundred and no/100 DOLLARS

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

James L. King

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

Margaret M & Kent E. Baker

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

Shelby County, Alabama, to-wit:

A parcel of land situated in the NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  and the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  Sec 26 Ts20S, R3W.

Commence on the SE corner of lot 45 Spring Gate Estates Phase 1, then N 90 ft to SE corner of lot 46 then R to W property line of tract 4.004 the S 90 ft thence R to POB.

Inst # 1999-34191

08/16/1999-34191  
08:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 1996 9.50

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 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 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, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s) this \_\_\_\_\_ day of August 6, 1999.

WITNESS

(Seal)

(Seal)

(Seal)

James L. King (Seal)

**STATE OF ALABAMA**

Shelby County } General Acknowledgment

I, FRANCES T. HESTER, a Notary Public in and for said County, in said State, hereby certify that JAMES L. KING, 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,

HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of AUGUST, A.D. 1999.

5-03-03

My Commission Expires:

FRANCES T. HESTER  
Notary Public