

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To:
Gail Owen
1011 Chelsea Road
Columbiana, AL 35051

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

30,500

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars and other good and valuable consideration, this day in hand paid to the undersigned **Frank L. Baker**, a married man (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gail Owen**, (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:

See Exhibit "A" attached hereto and made a part hereof

Subject To:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.

The above described property does not constitute the homestead of the grantor nor his spouse.

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 is 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 his hand and seal this the 17th day of April, 2000.


Frank L. Baker

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Frank L. Baker**, 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 instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of April, 2000.


NOTARY PUBLIC
My Commission Expires: 6/5/03

Inst # 2000-13635

04/27/2000-13635
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
41.50

Exhibit A

From a 3/4 inch rebar accepted as the SE corner of the SE 1/4-SW 1/4 of Section 14, Township 21 South, Range 1 West, run thence North along the accepted East boundary of said SE 1/4-SW 1/4 a distance of 612.30 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 703.44 feet to a 1.5 inch pipe accepted as the SE corner of NE 1/4-SW 1/4 of said Section 14; thence turn 01 deg. 10 min. 41 sec. right and run 396.38 feet to a 1/2 inch rebar that is 960.45 feet south a yellow painted rock accepted as the NE corner of said NE 1/4-SW 1/4; thence turn 92 deg. 39 min. 12 sec. left and run 400.00 feet along the accepted property line to a 1/2 inch rebar; thence turn 87 deg. 20 min. 48 sec. left and run 396.38 feet along an accepted property line to a 1/2 inch rebar on the North boundary of the SE 1/4-SW 1/4 of said Section 14; thence turn 01 deg. 10 min. 14 sec. left and run 698.80 feet to a 1/2 inch rebar; thence turn 90 deg. 49 min. 04 sec. left and run 400.00 feet to the point of beginning of herein described parcel of land; being situated in the E 1/2-SW 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

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