

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Marshall W. Baer

(Address) 111 Mitchell St
Wilsonville, Ala 35186

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Six Thousand and no/100----- DOLLARS

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

Wanda M. Funk, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Marshall W. Baer and Amelia R. Baer

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

Shelby

County, Alabama to-wit:

Lot 19 according to Mitchell Subdivision, Wilsonville, Alabama as shown by Map
recorded in Map Book 4, Page 41 in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way
and permits of record.

\$62,700.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Inst # 2000-18222

06/02/2000-18222
01:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MWS 12.00

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 revoked or terminated during the joint lives of the grantees herein) in the event one grantee herein
survives the other, the entire interest in the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee
herein shall take as tenants in common.

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 (we)
(we are) lawfully seized in the 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 said GRANTEES, their heirs
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th
day of May, 2000.

WITNESS:

(Seal)

(Seal)

(Seal)

Wanda M. Funk

(Seal)

Wanda M. Funk

(Seal)

By Jean Lowe, Attorney in Fact

(Seal)

BY: Jean Lowe, Attorney in Fact, under Power of
Attorney recorded as Instrument #2000-18221
in Probate Office of Shelby County, Alabama.

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Jean Lowe, whose name is signed to the foregoing conveyance as Attorney in Fact
whom I know for Wanda M. Funk, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of May, A.D. 2000.

My Commission Expires: 10/16/2000

Notary Public