

SEND TAX NOTICE TO:
CHARLES E. LETCHER, III
1917 GALLANT FOX DRIVE
HELENA, AL 35080

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$118,500.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **ROBERT LINDON BALDWIN, JR AND ANGELA NEWTON BALDWIN, husband and wife**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **CHARLES E. LETCHER, III**, (herein referred to as GRANTEE(S)), their heirs and assigns, the following described real estate, situated in the County of Shelby and State of Alabama, to-wit:

LOT 74, ACCORDING TO THE SURVEY OF DEARING DOWNS, NINTH ADDITION, PHASE IV, AS RECORDED IN MAP BOOK 15, PAGE 96, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$114945.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

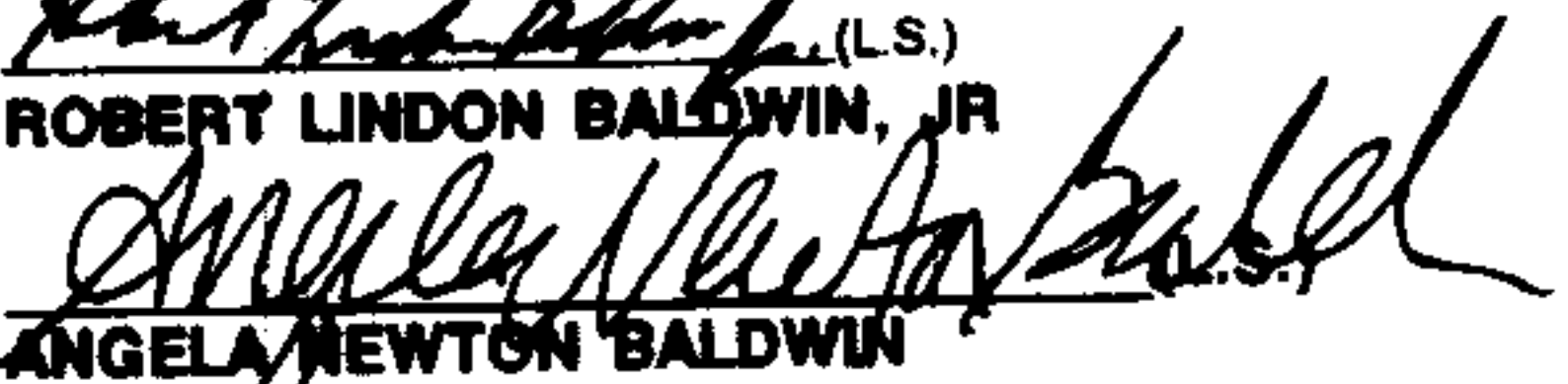
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of June, 2000.

WITNESS:

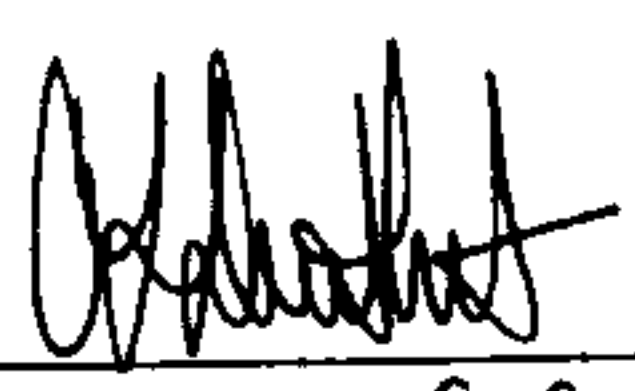

(L.S.)
ROBERT LINDON BALDWIN, JR


(L.S.)
ANGELA NEWTON BALDWIN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that **ROBERT LINDON BALDWIN, JR and ANGELA NEWTON BALDWIN**, whose name(s) 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 official seal this 30th day of June, 2000.


Notary Public

My commission expires: 9-9-03

Prepared by:

STEWART & ASSOCIATES, P.C.

3585 GRANDVIEW PARKWAY, SUITE 350
BIRMINGHAM, AL 35243

Inst # 2000-22947

07/10/2000-22947
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 12.50