

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) J. Kristopher Miller
(Address) 30992 Highway 25
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 } **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY }

That in consideration of Eighty Two Thousand Nine Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mary S. Baker, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
J. Kristopher Miller

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit: 04/02/2001-12004
11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 19.50

Commence at the Northwest corner of Section 6, Township 21 South, Range 2 East; thence run Easterly along the North boundary line of said Section 6, a distance of 1319.00 feet to the Northeast corner of the NW 1/4 of NW 1/4 of said Section 6; thence turn an angle of 89 degrees 26 minutes 14 seconds to the right and run Southerly along the East boundary line of said NW 1/4 of NW 1/4, a distance of 31.39 feet to a point on the Northwest 33-foot right of way line of Alabama Highway No. 25; thence turn an angle of 30 degrees 19 minutes 05 seconds to the right and run Southwesterly along said right of way line a distance of 685.67 feet to a point; thence turn an angle of 89 degrees 18 minutes 48 seconds to the left and run Southeasterly a distance of 66.00 feet to an iron pipe found in place on the Southeast right of way line of Alabama Highway No. 25 and the point of beginning; thence continue along the same line of direction a distance of 215.93 feet (216.14 feet deed) to an iron pin found in place; thence turn an angle of 90 degrees 31 minutes 53 seconds to the left and run Northeasterly a distance of 125.00 feet to an iron pin set; thence turn an angle of 89 degrees 31 minutes 59 seconds to the left and run Northwesterly a distance of 216.14 feet to an iron pin found in place on the Southeast right of way line of Alabama Highway 25; thence turn an angle of 90 degrees 33 minutes 49 seconds to the left and run Southwesterly along said right of way line a distance of 124.77 feet (125.00 feet deed) to the point of beginning. Said parcel of land is lying in the NW 1/4 of NW 1/4, Section 6, Township 21 South, Range 2 East.

According to survey of Lewis H. King, Jr., RLS #12487, dated March 27, 2001.
Mary S. Baker is the surviving grantee in that certain deed recorded in Deed Book 205, Page 57, Shelby County, Alabama. The other grantee George W. Baker having died Jan 11 2000.
Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

\$74,600.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 the 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 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 29th day of March, 2001.

WITNESS:

(Seal)

(Seal)

(Seal)

Mary S. Baker (Seal)
Mary S. Baker
BY: Delores B. Jones, Attorney in Fact (Seal)
Delores B. Jones, Attorney in Fact, under
Power of Attorney recorded as Instrument #2001-10572, in Probate Office of Shelby County, Alabama. (Seal)

STATE OF ALABAMA
Shelby }
COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Delores B. Jones, whose name as Attorney in Fact for Mary S. 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, A. D., 19 2001

My Commission Expires: 10/16/04

Notary Public.