

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Clyde Samuel & Laurie Baker
5410 Highway 200
Montevallo, Alabama 35115

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Hundred & 00/100 Dollars (\$500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Larry G. Wooten and Marry K. Wooten, husband and wife**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Clyde Samuel Baker and wife, Laurie Baker**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

See Attached Legal Description.

Note: This instrument was prepared without evidence of title.

Note: This property does not constitute homestead for the Grantors

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 4th day of March, 2001.

April

GRANTORS

Larry G. Wooten (L.S.)
Larry G. Wooten

Marry K. Wooten (L.S.)
Mary K. Wooten

STATE OF West Virginia)
COUNTY OF Boone)

ACKNOWLEDGMENT

I, Toni Coon, a Notary Public for the State at Large, hereby certify that the above posted names, Larry G. Wooten and Marry K. Wooten, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 4th day of March, 2001.

April



Toni Coon
NOTARY PUBLIC
My Commission Expires: 10-28-2008

05/18/2001-20281
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1

EXHIBIT "A"

TRACT 1:

Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 22 North, Range 12 East, Shelby County, Alabama; thence run Southerly along the east line thereof for 71.05 feet; thence $117^{\circ}47'20''$ right run Northwesterly for 557.76 feet to the Point of Beginning; thence $42^{\circ}59'39''$ left run Southwesterly for 208.59 feet to an existing fence; thence $58^{\circ}50'36''$ left run southwesterly along said fence for 49.74 feet; thence $1^{\circ}11'21''$ right run southwesterly for 33.39 feet; thence $19^{\circ}21'27''$ left run Southerly for 33.23 feet; thence $6^{\circ}8'14''$ left run southerly for 45.45 feet; thence $12^{\circ}13'50''$ left run southeasterly for 49.76 feet; thence $2^{\circ}32'38''$ right run southeasterly for 106.35 feet; thence $85^{\circ}6'27''$ left run northeasterly for 182.29 feet; thence $76^{\circ}51'21''$ left run Northerly for 280.88 feet; thence $16^{\circ}9'44''$ left run Northwesterly for 39.54 feet to the point of beginning. Containing 1.56 acres

TOGETHER WITH A 10 FOOT NONEXCLUSIVE EASEMENT described as follows: Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 22 North, Range 12 East, Shelby County; thence run Southerly along the east line thereof for 71.05 feet; thence $117^{\circ}47'20''$ right run Northwesterly for 557.76 feet; thence $133^{\circ}57'19''$ left run Southeasterly for 39.54 feet; thence $16^{\circ}9'44''$ right run southerly for 280.88 feet to the point of beginning; thence continue along the last described course for 259.45 feet; thence $0^{\circ}39'50''$ left run southerly for 201.76 feet to the Northerly r/w of Wallace Drive and the point of ending.

Subject to any easements, right-of-ways, or restrictions of record that may exist

According to the survey of Thomas Simmons, dated February 16, 2001.

Inst # 2001-20281

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SHELBY COUNTY JUDGE OF PROBATE
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