

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Ronald W. Baker and Doris M. Baker
Post Office Box 55
Talladega, Alabama 35161

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Seven hundred thousand and no/100 (\$700,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Charlene H. Durham f/k/a Charlene H. Scott, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ronald W. Baker and Doris M. Baker** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A"

This property does not constitute the homestead of the grantor nor her spouse.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$560,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of May, 2001.

Witness

Charlene H. Durham (Seal)
Charlene H. Durham f/k/a Charlene H. Scott

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Charlene H. Durham f/k/a Charlene H. Scott**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, 2001.


Notary Public

My Commission Expires: 02-25-05

05/25/2001-21319
12:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MEL 160.00

Inst # 2001-21319

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3 and go North 4 degrees 30 minutes 37 seconds West 708.90 feet to the North boundary of the 60 foot right-of-way of State Highway No. 25; thence North 87 degrees 29 $\frac{1}{2}$ minutes West along said right-of-way for 974.37 feet; thence North 2 degrees 37 minutes East for 220.00 feet to the point of beginning; thence continue North 2 degrees 37 minutes East for 304.00 feet to the Southerly boundary of Southern Railroad; thence North 62 degrees 52 minutes East along said boundary 114.85 feet; thence South 4 degrees 47 $\frac{1}{2}$ minutes East for 307.06 feet; thence South 81 degrees 51 minutes West for 126.80 feet; thence South 26 degrees 48 minutes West for 23.76 feet; thence South 2 degrees 37 minutes West for 26.13 feet; thence South 87 degrees 23 minutes West for 5.00 feet to the point of beginning.

A portion of the West $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East more particularly described as follows: Begin at the southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East and run Northerly along the east side of the said quarter-quarter for 708.9 feet to a point on the north 60 foot right-of-way of State Highway Number 25; thence turn an angle of 22 degrees 38 minutes 53 seconds to the left and run northwesterly and parallel to the said R.O.W. for 974.37 feet; thence turn an angle of 90 degrees 06 minutes 57 seconds to the right and run Northerly for 20.00 feet to a point on the North 100 foot R.O.W. of State Highway No. 25; then turn an angle of 90 degrees 00 minutes to the left and run northwesterly along said R.O.W. for 205.54 feet; then turn an angle of 7 degrees 31 minutes 11 seconds to the right and run northwesterly for 100.67 feet to a point on the north 80 foot R.O.W. of State Highway No. 155; then turn an angle of 7 degrees 32 minutes 11 seconds to the right and run northwesterly along the north 80 foot R.O.W. of said road for 82.84 feet to the point of beginning; then continue along the same direction running northwesterly for 124.27 feet to a point on the north R.O.W. of said road, then turn an angle of 4 degrees 112 minutes 06 seconds to the right and run northwesterly for 209.21 feet to a point of intersection of the north 80 foot R.O.W. of State Highway No. 155 and the south 100 foot R.O.W. of Southern Railroad; then turn an angle of 133 degrees 57 minutes 26 seconds to the right and run northeasterly for 221.24 feet to a point on the south 100 foot R.O.W. of Southern Railroad; then turn an angle of 1 degree 49 minutes 39 seconds to the left and run northeasterly for 166.69 feet to a point on the South 100

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foot R.O.W. of Southern Railroad; then turn an angle of 118 degrees 36 minutes 45 seconds to the right and run southerly for 266.44 feet back to the point of beginning.

A portion of the West $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East more particularly described as follows: Begin at the southeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East and run Northerly along the east side of the said quarter-quarter for 708.9 feet to a point on the north side of the 60 foot wide right-of-way of State Highway No. 25; then turn an angle of 82 degrees 58 minutes 53 seconds to the left and run Northwesterly and parallel to the said R.O.W. for 974.37 feet; then turn an angle of 90 degrees 06 minutes 57 seconds to the right and run northerly for 20.00 feet to the point of beginning (said point also being on the north side of the 100 foot wide R.O.W. of State Highway No. 25); then turn an angle of 90 degrees 00 minutes to the left and run westerly along the said 100 foot wide R.O.W. for 205.54 feet; then turn an angle of 7 degrees 31 minutes 11 seconds to the right and run 100.87 feet to a point on the north R.O.W. of State Highway No. 155; then turn an angle of 7 degrees 32 minutes 11 seconds to the right and run westerly along the 80 foot wide R.O.W. of said Highway No. 155 82.84 feet; then turn an angle of 74 degrees 56 minutes 38 seconds to the right and run northerly for 266.44 feet to a point on the south side of the 100 foot wide R.O.W. of the Southern Railroad; then turn an angle of 61 degrees 23 minutes 15 seconds to the right and run northeasterly along the said railroad R.O.W. for 91.13 feet; then turn an angle of 1 degree 04 minutes 36 seconds to the left and run northeasterly along the said railroad R.O.W. for 351.71 feet; then turn an angle of 119 degrees 41 minutes 21 seconds to the right and run southerly for 519.00 feet back to the point of beginning.

A parcel of land situated in the West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East, described as follows:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 3 and go North 04 degrees 30 minutes 37 seconds West along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 708.90 feet to the North boundary of the 60 foot right-of-way of State Highway No. 25; thence North 87 degrees 29 minutes 30 seconds West along said right-of-way for 974.37 feet; thence North 02 degrees 37 minutes 00 seconds East for 195.44 feet to the point of beginning; thence continue 02 degrees 37 minutes 00 seconds East for 24.56 feet; thence south 87 degrees 23 minutes 00 seconds East for 5.00 feet;

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LEGAL DESCRIPTION

thence North 02 degrees 37 minutes 00 seconds East for 26.13 feet; thence North 26 degrees 48 minutes 00 seconds East for 23.76 feet; thence south 14 degrees 07 minutes 31 seconds West for 73.85 feet to the point of beginning.

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