

SEND TAX NOTICES TO:  
JOHN T. BAXTER  
1506 CAHABA RIVER ESTATES  
BIRMINGHAM, AL 35244

WARRANTY DEED

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred and No/100 Dollars (\$500.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **LYNN T. BAXTER & HUSBAND, JOHN C. BAXTER**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **LYNN T. BAXTER & HUSBAND, JOHN C. BAXTER**, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in Jefferson County, Alabama, to wit:

The property as described on Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2002 and subsequent years not yet due and payable.

The purpose of this Deed is to create a joint tenancy with rights of survivorship.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR does for their heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and they heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 18th day of December, 2001.

  
(GRANTOR) LYNN T. BAXTER  
  
(GRANTOR) JOHN C. BAXTER

STATE OF ALABAMA       )  
JEFFERSON COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn T. Baxter and John C. Baxter, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of December, 2001.

  
NOTARY PUBLIC  
My Commission Expires: 5-11-05

Inst # 2002-03069

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, Alabama 35244

01/17/2002-03069  
08:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 MEL 14.50

Inst # 2002-03069

## **EXHIBIT "A"**

A portion off the Northern side of Lot 20 according to map and survey of Cahaba River Estates, as recorded in Map Book 3, Page 11 in Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 26, Township 19 South, Range 3 West and run North along East boundary line of said Lot 20, for a distance of 175 feet for point of beginning; thence turn an angle to the left of 89 degrees 20 minutes 45 seconds and run West along a line which is 175 feet North of and parallel with the South boundary line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 250 feet to the West boundary of said Lot 20; thence to the right and run North along West boundary line of said Lot 20 for a distance of 305.0 feet to the NW corner of said lot; thence to the right and run Easterly along the Southern line of a road shown on said recorded map for 100 feet; thence to the left and continue along said road line for 165 feet to the NE corner of Lot 20; thence to the right and run South along the East boundary line of said lot for a distance of 345 feet to point of beginning, subject to an easement for road purposes across the East 10 feet of above described property, which easement is described in Deed Book 145, Page 364. Minerals and mining rights excepted.

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