

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: YEVETTE L. TRUSSELL

(Name)

(Address) 725 2nd Street

Helena AL 35080

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THREE THOUSAND and 00/100-----(\$63,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

MILEY S. BAKER and wife, FRANCES W. BAKER

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

YEVETTE L. TRUSSELL

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith,
AS THOUGH FULLY SET OUT HEREIN.

01/17/2002-03182
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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00

Inst # 2002-03182

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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 16th day of JANUARY, 2002

(Seal)

(Seal)

(Seal)

Miley S. Baker (Seal)

FRANCES W. BAKER (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that MILEY S. BAKER and wife, FRANCES W. BAKER

whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of JANUARY 2002

My Commission Expires: 8/13/02

Notary Public

EXHIBIT "A"

Lots A and B, in Block 16, according to Joseph Squire's Map of the Town of Helena, as shown by plat recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 121, more particularly described as follows:

Commence at the Northeast corner of Lot A, thence run South along West line of Second Street a distance of 100 feet to Southeast corner of Lot B; thence run Westerly 323.4 feet along South boundary of Lot B to Southwest corner of said Lot B; thence run Northerly along East margin of Third Street a distance of 100 feet to the Northwest corner of Lot A; thence run Easterly along North boundary of said Lot A a distance of 359.0 feet, more or less, to the point of beginning.

EXCEPTING therefrom the following described portion of said Lots A & B;

Commence at the Northwest corner of said Lot A and run thence Southerly along the East margin of Third Street to the Southwest corner of Lot B; thence run Easterly along the South boundary of said Lot B a distance of 100 feet; thence run Northerly and perpendicular to the South boundary of said Lot B a distance of 100 feet to the North boundary of Lot A; thence run Westerly along the North boundary of Lot A a distance of 106 feet, more or less, to the point of beginning; all of said property being situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 15, Township 20, Range 3 West.

SUBJECT TO:

- Taxes and assessments for the year 2001, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
- Right of Way granted to Alabama Power Company by instrument recorded in Volume 218, Page 660, in the Probate Office of Shelby County, Alabama.
- Easement recorded in Volume 199, Page 387, in the Probate Office of Shelby County, Alabama.
- Less and except any part of subject property lying within a road right of way.
- Coal, oil, gas and other mineral intersects in, to or under the land herein.

**PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON
EVEN DATE HERewith, IN FAVOR OF GRANTORS HEREIN, IN THE SUM OF
\$63,000.00.**

Dated: 01/16/02

Miley S. Baker
MILEY S. BAKER

Frances W. Baker
FRANCES W. BAKER

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