

"NO CERTIFICATION IS MADE AS TO TITLE."

20030102000001040 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
01/02/2003 09:31:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:
Mr. & Mrs. Robert L. Baker
3013 Piper Way
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

(1000 consideration)

That in consideration of --One Dollar and other good and valuable considerations--(\$1.00)

To the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert L. Baker and wife, Mary Jane Cusic Baker

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert L. Baker and Mary Jane Cusic Baker

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 13, according to the Amended Map of Highlands, 1st Sector, as recorded in Map Book 19, Page 132, in the Probate Office of Shelby County, Alabama.

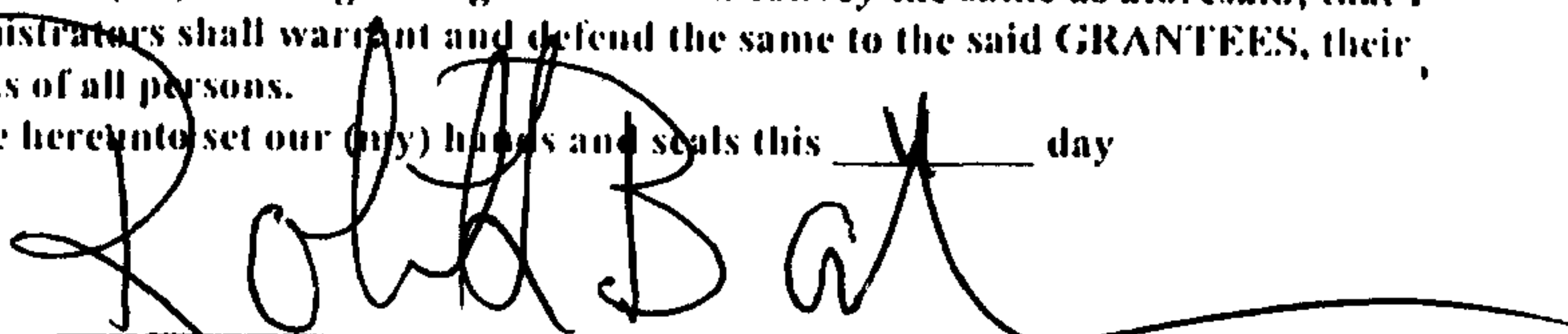
Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

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, we (I) have hereunto set our (my) hands and seals this _____ day of June, 2002.



Robert L. Baker


Mary Jane Cusic Baker

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Baker and wife, Mary Jane Cusic Baker whose name(s) is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of June, 2002.


NOTARY PUBLIC