

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

SURVIVORSHIP WARRANTY DEED

THIS INDENTURE, made and entered into on this 21st day of November, 2005, by and between **Omega Homes, Inc.**, party of the first part, and **Chad C. Baker and wife, Jennifer B. Baker**, parties of the second part,

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) to the party of the first part, in hand paid by the parties of the second part, and other valuable consideration, the receipt whereof is hereby acknowledged, the party of the first part has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the parties of the second part for and during their joint lives, and upon the death of either, to the survivor, in fee simple, the following described real estate, to-wit:

SEE EXHIBIT ATTACHED HERETO

Subject to taxes for the current year, easements of record, easements as located, and restrictions of record, if any.

The mailing address of the grantees is: P.O. Box 583
Harpersville, AL 35078

Simultaneously with the delivery of this deed, grantees executed a purchase money mortgage in the amount of \$86,870.00 to secure an amount borrowed to finance the above described property.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the parties of the second part, for and during their joint lives, and upon the death of either of them, to the survivor, his or her heirs and assigns, in fee simple.

And the party of the first part does hereby covenant with the part of the second parties that it is lawfully seized in fee of the said premises, that it has good right to sell and convey the same; that said premises are free from encumbrance, except as herein stated; and that it will forever warrant and defend the title to said premises against the lawful claims and demands of all persons, whosoever.

\$86,870.00

IN WITNESS WHEREOF, the party of the first part has hereto set its hand and seal on this the day and year herein first above written.

OMEGA HOMES, INC.

By: James Jennings {SEAL}
Its President

State of Alabama
County of Calhoun

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that on this 21st day of November, 2005, personally appeared James Jennings, who acknowledged himself/herself to be the President of Omega Homes, Inc., a corporation, and he/she, as such President being authorized to do so, has executed the foregoing instrument and who, being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she has executed the same voluntarily on this day.


WITNESS my hand and Notarial Seal.

Charles Busby
Notary Public

My commission expires 5-2-06

THIS INSTRUMENT WAS PREPARED BY:

Young, Wollstein, Jackson, Whittington, Robinson
& Russell, LLC
1304 Quintard Avenue
Post Office Box 2065
Anniston, Alabama 36201


20051201000622670 2/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/01/2005 01:51:29PM FILED/CERT

20051201000622670 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/01/2005 01:51:29PM FILED/CERT

COMMENCING AT A BRIDGE NAIL MARKING THE SW CORNER OF THE S 1/2-NE1/4, SECTION 28, T-19-S, R-2-E, THENCE S88°29'41"E 523.14' TO A 1/2" CAPPED REBAR (LS#26281), ALSO BEING THE POINT OF BEGINNING, THENCE S88°30'01"E 137.37' TO A 1/2" CAPPED REBAR (LS#26281), THENCE S01°35'07"E 322.62' TO A 1/2" CAPPED REBAR (LS#26281), THENCE S86°42'40"W 137.23' TO A 1/2" CAPPED REBAR (LS#26281), THENCE N01°35'07"W 334.09' TO THE POINT OF BEGINNING, CONTAINING 1.03 ACRES MORE OR LESS.

ALSO A 20' EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT A BRIDGE NAIL MARKING THE SW CORNER OF THE S 1/2-NE1/4, SECTION 28, T-19-S, R-2-E, THENCE S88°29'41"E 523.14' TO A 1/2" CAPPED REBAR (LS#26281), THENCE S88°30'01"E 137.37' TO A 1/2" CAPPED REBAR (LS#26281), THENCE S01°35'07"E 322.62' TO A 1/2" CAPPED REBAR (LS#26281), ALSO BEING THE POINT OF BEGINNING OF SAID 20" EASEMENT, SAID 20' EASEMENT LYING 10' EACH SIDE OF THE FOLLOWING DESCRIBED LINES, THENCE S00°20'29"E 760.56' TO A POINT, THENCE S66°42'33"E 257.30' TO THE WEST R/W OF U.S. HIGHWAY #231, ALSO BEING THE END OF SAID 20' EASEMENT.