This instrument was prepared by:
Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To: John D. Baker & Beth L. Baker
1110 Thompson Road
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20070110000015300 1/1 $12.00
Shelby Cnty Judge of Probate,AL
01/10/2007 01:17:27PM FILED/CERT

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Sixteen Thousand dollars and Zero cents ($116,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Allyson M. Guy, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto John D. Baker and Beth L. 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 6, according to the Survey of Applegate Gardens, as recorded in Map Book 29, Page 52, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 2007, which are a lien not yet due and payable.
2. 25-foot minimum setback line from Shelby County road 264 and a 15-foot utility and drainage easement along rear of said lot as shown on the recorded map of said subdivision.
3. Easements to Southern Natural Gas as recorded in Deed Book 99, Page 480; Deed Book 213, Page 12/; Deed Book 213, Page 130; Deed Book 213, Page 132 and Deed Book 213, Page 134.
4. Easement to Plantation Pipe Line Company as recorded in Deed Book 217, Page 247; Deed Book 212, Page 621, and Deed Book 212, Page 627.
5. Easement to South Central Bell as recorded in Deed Book 337, Page 235.
6. Right of Way to Shelby County as recorded in Deed Book 280, Page 330.
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens(provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #20021018000509930.
8. Agreement with Alabama Power Company as recorded in Real Book 60, Page 745.
9. Reservation of mineral and mining rights in the instrument recorded in Real Book 177, Page 946, together with the appurtenant rights to use the surface.

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.

$116,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 18th day of December, 2006.

_____ (Seal) Allyson M. Guy (Seal)

STATE OF ALABAMA

}

General Acknowledgment

JEFFERSON COUNTY

I, Stuart J. Garner, a Notary Public in and for said County, in said State, hereby certify that Allyson M. Guy, an unmarried woman, whose name is 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2006.

STUART J. GARNER NOTARY PUBLIC ALABAMA STATE AT LARGE

Stuart J. Garner, Notary Public
My Commission Expires: 1/28/2008