

This instrument was prepared by:  
HARRY W. GAMBLE  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:  
682 Old Cahaba Drive  
Helena, AL 35080

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY NINE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$149,200.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **LINDA BAKER, AN UNMARRIED PERSON and surviving spouse of Jerrell D. Baker who died on October 22, 2006**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JUSTIN DRIVER AND LISA DRIVER**(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 220, according to the Survey of Old Cahaba, Willow Run Sector, as recorded in Map Book 25, Page 10 and amended in Map Book 25, Page 127, in the Probate Office of Shelby County, Alabama.**

Subject to:

(1) Taxes or assessments for the year 2008 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Restrictions, public utility easements, and building setback lines as shown on recorded Survey of Old Cahaba, Willow Run Sector, as recorded in Map Book 25, Page 10, in the Probate Office of Shelby County, Alabama (b) 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 #2000/27891 (c) Right of way granted to Shelby County as recorded in Deed Book 155, Page 331, in Deed Book 155, Page 425, and in Lis Pendens Book 2, Page 165 (d) Transmission line permits granted to Alabama Power Company recorded in Deed Book 247, Page 853, in Deed Book 1312, Page 447, and in Deed Book 139, Page 238 (e) Agreement between L & N Railroad Company and Wadsworth Red-Ash Coal Co. as recorded in Deed Book 47, Page 230 (f) Agreement and covenants relating to roadway easement as set forth in Real Book 133, Page 277 (g) Easement agreement as recorded in Instrument # 1999-23334 (h) Reservation of mineral and mining rights in the instrument recorded in Volume 61, Page 164, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest. (i) Timber deed as recorded in Instrument # 1997-28869 (j) Covenants, conditions, and restriction (provisions, if any, based on race, color, religion, sex handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument # 19990120000026691

\$149,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 fee from



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 grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

7<sup>th</sup> In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of April, 2008.

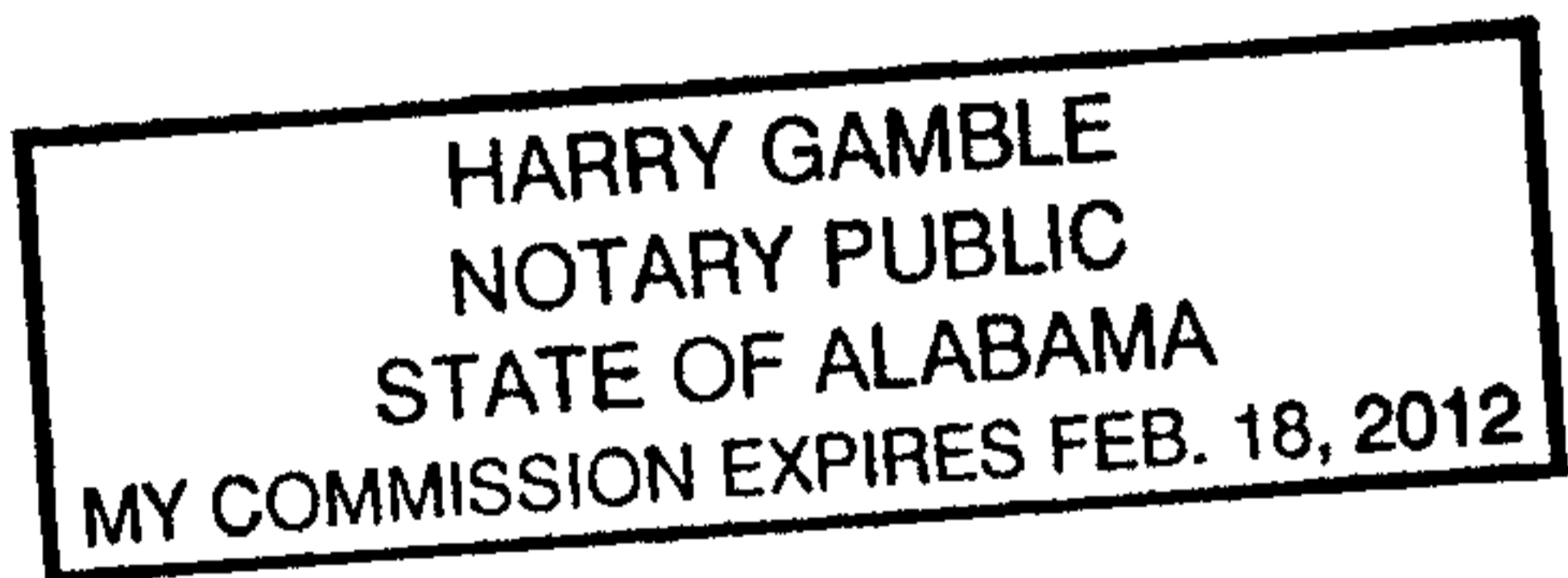
Linda Baker  
Linda Baker

STATE OF ALABAMA  
COUNTY OF JEFFERSON

The undersigned, a Notary Public in said and for said County, in said State, hereby certify that LINDA BAKER, AN UNMARRIED PERSON, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of April, 2008.

[Signature]  
Notary Public



Shelby County, AL 04/28/2008  
State of Alabama

Deed Tax: \$30.00