

This instrument was prepared by:
Donna Knotts Byrd, Esquire
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Send tax notice to:

CHRISTOPHER WORTHAM
VIKTORIA WORTHAM
168 SHORE FRONT LANE
CHELSEA, ALABAMA 35186

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
): **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of Three Hundred Fifteen Thousand and No/100 Dollars (\$315,000.00) to the undersigned Baker & Evans Development, Inc. ("Grantor") in hand paid by Christopher Wortham and Viktoria Wortham, husband and wife ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion in the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF

\$252,000 of said purchase price recited above is being paid by a mortgage loan closed simultaneously herewith.

This property is conveyed subject to the following:

- (1) General and special taxes or assessments for 2009 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by Grantor;
- (3) Taxes or special assessments which are not shown as existing liens by public records;
- (4) Easements, or claims of easements, not shown by the public records;

TO HAVE AND TO HOLD unto the said Grantee, for and during their joint lives and upon the death of either of them to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal this 22nd day of December, 2008.

**GRANTOR:
BAKER & EVANS DEVELOPMENT, INC.**

Danny Evans President
**BY: DANNY EVANS
ITS: PRESIDENT**

Shelby County, AL 12/29/2008
State of Alabama

Deed Tax: \$63.00

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANNY EVANS, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, with full authority, executed the same voluntarily.

Given under my hand and official seal this 22 day of December, 2008.

Donna Knotts Byrd

Notary Public

My Commission Expires: July 30, 2011

EXHIBIT A

LOT 211, ACCORDING TO THE FINAL PLAT LAKEWOOD, PHASE 2, AS
RECORDED IN MAP BOK 35, PAGE 42, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.



20081229000475450 2/2 \$77.00
Shelby Cnty Judge of Probate, AL
12/29/2008 10:03:00AM FILED/CERT