

Shelby County, AL 01/04/2010
State of Alabama
Deed Tax : \$45.00

PREPARED BY: Julie L. Love, P.C.
P. O. Box 20577
Tuscaloosa, Alabama 35402
(205) 462-9998-Office
(205) 633-4355-Facsimile

QUIT CLAIM DEED

THIS QUITCLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF A SURVEY
OR TITLE EXAMINATION THEREOF.

DOCUMENT NUMBER: 20051201000622670
RECORDED SHELBY COUNTY PROBATE OFFICE

45,000

STATE OF ALABAMA,)
SHELBY COUNTY.)

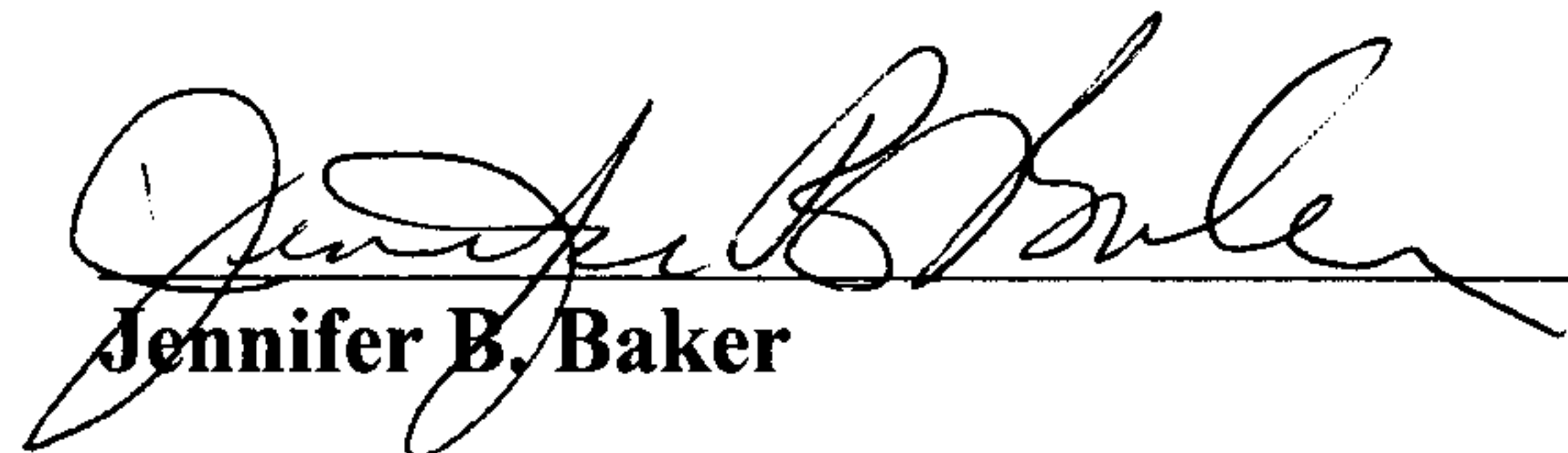
KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One dollar to **Jennifer B. Baker, a married woman, (herein referred to as GRANTOR)**, in hand paid by **Chad C. Baker, a married man, (herein referred to as GRANTEE)**, the receipt whereof is hereby acknowledged I do remise, release, quit claim and convey to the said **Grantee** all my right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTOR, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said **Grantee**, his heirs and assigns forever, it being the intention of the party to this conveyance that her entire interest in fee simple in this property shall pass to the **Grantee**.

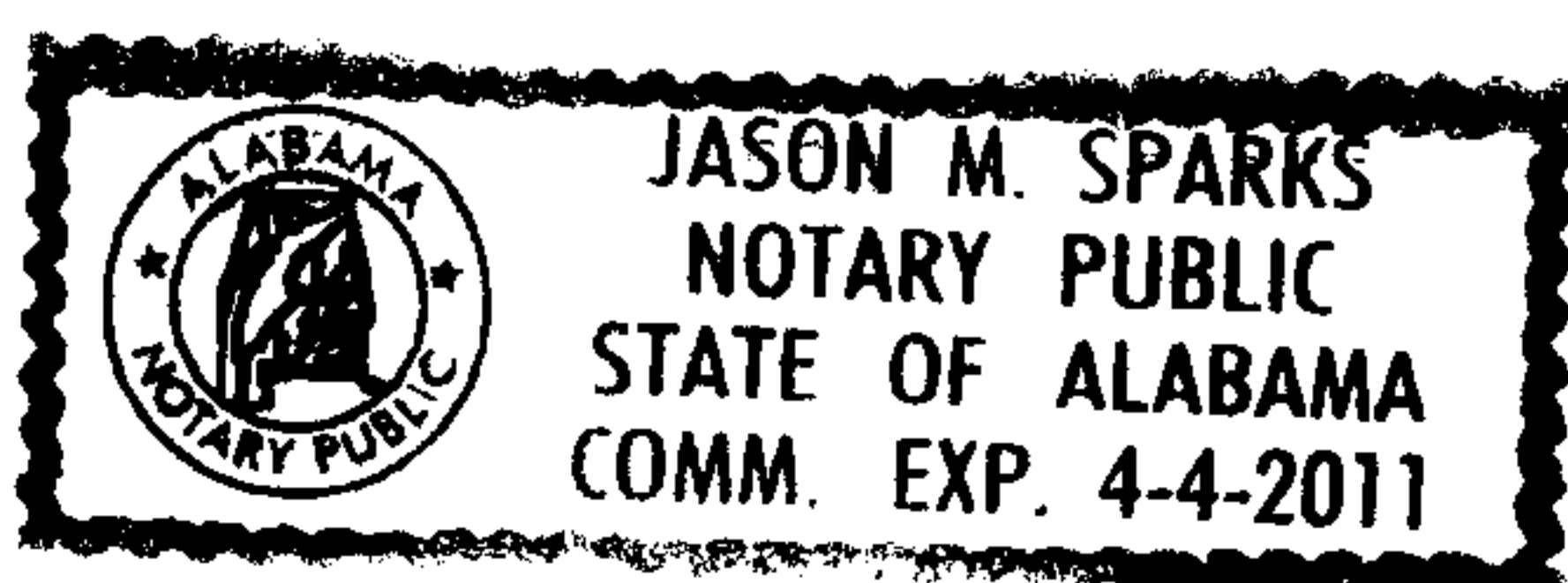
Given under my hand and seal this 12th day of November, 2009.



Jennifer B. Baker

STATE OF ALABAMA,
SHELBY COUNTY.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JENNIFER B. BAKER**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of November, 2009.




Notary Public
My Commission Expires: MY COMMISSION EXPIRES APRIL 4, 2011

SURVIVORSHIP WARRANTY DEED

20050721000365750 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
07/21/2005 01:26:14PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Exhibit A

20100104000000170 2/2 \$59.00
Shelby Cnty Judge of Probate, AL
01/04/2010 09:58:52 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in the consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned Grantor, (whether one or more), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **RANDALL BAKER**, A SINGLE MAN, (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto **CHAD BAKER & wife, JENNIFER B. BAKER**, (hereinafter referred to as Grantees), who has a mailing address of Highway 25 (39725) Harpersville, Alabama 35078, the following described real estate situated in Shelby County, Alabama to wit:

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.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does hereby covenant with the Grantees, their heirs and assigns, that I am lawfully seized in fee of said premises; that I have a good right to sell and convey the same as aforesaid; that said premises are free from all encumbrances, unless otherwise noted above; and that I will and my heirs, executors and administrators shall forever warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, whomsoever.