


Parcel I.D. #:

Send Tax Notice To: James & Merri Baker
9131 Highway 22
Montevallo, AL 35115

WARRANTY DEED
Joint Tenancy With Right of Survivorship


20100226000057400 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
02/26/2010 10:58:54 AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **James Davis Baker, a married man**, and the life estate holder, **Frank Thomas Baker, the widower of Virginia Eddings Baker, a deceased person having died on or about 04 November, 2003, without any probate estate being probated**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **James Davis Baker, and his wife, Merrie Lynn Baker**, hereinafter known as the GRANTEE;

Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West; Thence run East along the North line of said 1/4-1/4 section a distance of 158.93 feet; Thence turn an angle of 59 degrees 20 minutes 41 seconds to the left and run a distance of 254.22 feet; Thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run a distance of 500.00 feet to the POINT OF BEGINNING; Thence turn an angle of 48 degrees 17 minutes 41 seconds to the left and run a distance of 147.41 feet; Thence turn an angle of 17 degrees 06 minutes 41 seconds to the right and run a distance of 474.54 feet; Thence turn an angle of 92 degrees 23 minutes 00 seconds to the right and run a distance of 124.92 feet to a point on the Northwest right -of-way line of Shelby County Highway #22; Thence turn an angle of 53 degrees 03 minutes 00 seconds to the right and run Southwest along said right-of-way of Shelby County Highway #22 a distance of 159.33 feet; Thence turn an angle of 4 degrees 15 minutes 00 seconds to the left and run along said right-of-way of Shelby County Highway #22 a distance of 442.72 feet; Thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run a distance of 369.66 feet; Thence turn an angle of 70 degrees 00 minutes 00 seconds to the right and run a distance of 188.57 feet to the POINT OF BEGINNING. Situated in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama.

THE GRANTOR, **FRANK THOMAS BAKER**, hereby reserves and retains a LIFE ESTATE for himself for his life time.

Shelby County, AL 02/26/2010
State of Alabama
Deed Tax : \$5.00

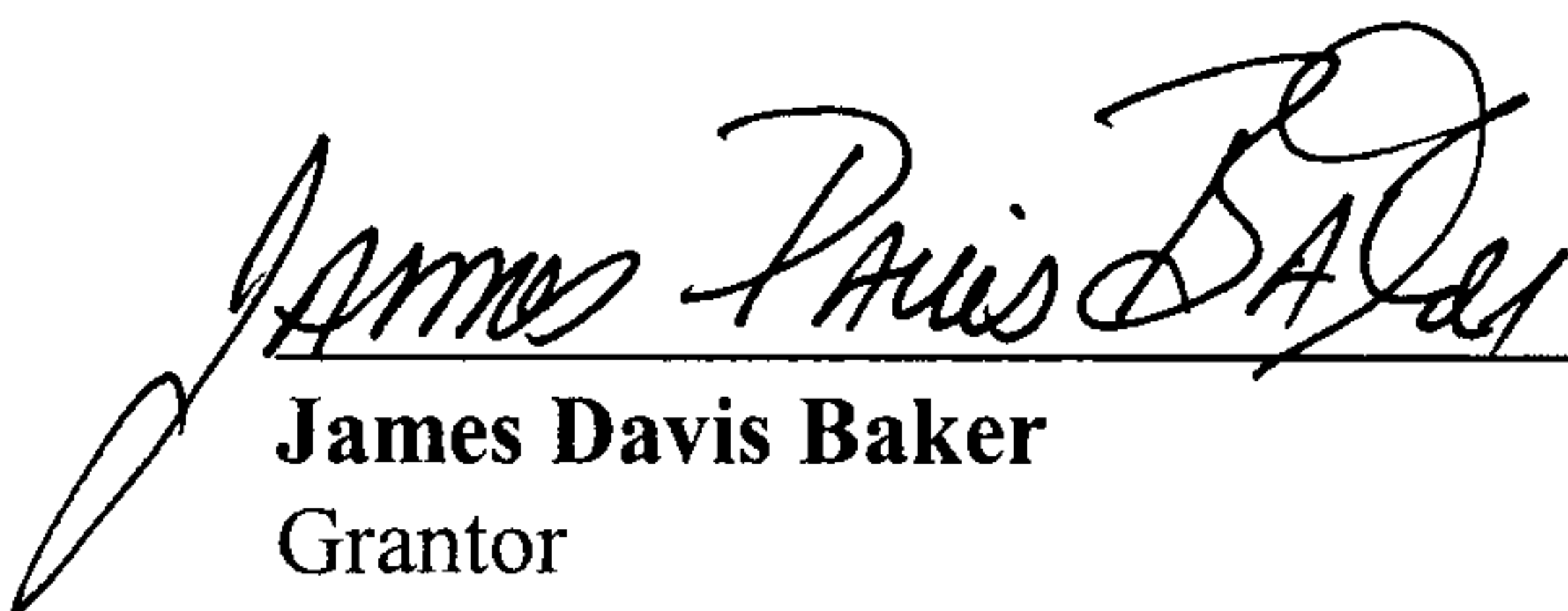
Subject to any and all easements, rights of way, covenants and restrictions of record.


This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1995-33573, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
19 Day of FEBRUARY, 2010.


James Davis Baker
Grantor


Frank Thomas Baker
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *James Davis Baker, a married man*, and *Frank Thomas Baker, a widower*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.



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Given under my hand and official seal of office on this the 19 Day of
FEBRUARY, 2010.

NOTARY PUBLIC

My Commission Expires: 03/25/2012

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040