

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
RYAN CHRISTOPHER BAKER and ASHLEY NICOLE BAKER
109 MEADOW VIEW CIRCLE
PELHAM, ALABAMA 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 08/05/2011
State of Alabama
Deed Tax: \$165.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$164,900.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, LYNDA BRANNON and husband, FRED BRANNON, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto RYAN CHRISTOPHER BAKER and wife, ASHLEY NICOLE BAKER, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 27, according to the Survey of Ivy Brook Phase One, as recorded in Map Book 18, Page 21, in the Probate Office of Shelby County, Alabama.

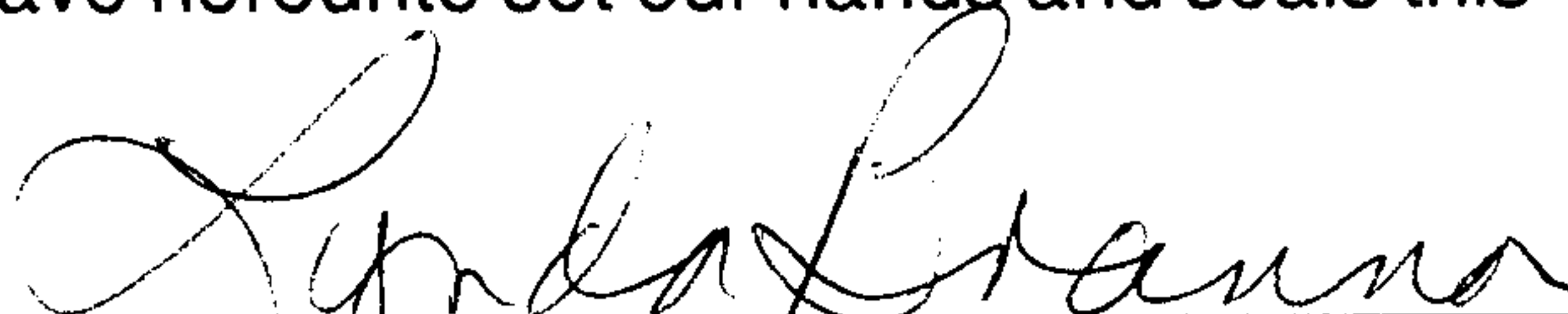

SUBJECT TO:

1. Taxes for the year 2011, which are a lien but not yet due and payable until October 1, 2011.
2. A 20 foot building setback line from Meadow View Circle as recorded in Map Book 18, Page 21 in the Probate Office.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1994-06173 and Instrument No. 1994-19230 in the Probate Office.
4. Right(s) of Way(s) granted to Southern Natural Gas by instrument(s) recorded in Deed Book 142, Page 545 in the Probate Office.
5. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 135, Page 400 and Deed Book 131, Page 26 in the Probate Office.
6. Right(s) of Way(s) granted to Colonial Pipeline and Alabama Gas Corporation by instrument(s) recorded in Instrument Number 20030103000004790 in the Probate Office.
7. Easement(s) to Alabama Power Company as shown and recorded in Deed Book 134, Page 66, Deed Book 121, Page 409 and Deed Book 247, Page 891 in Probate Office.


TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives 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 or 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1ST day of AUGUST, 2011.

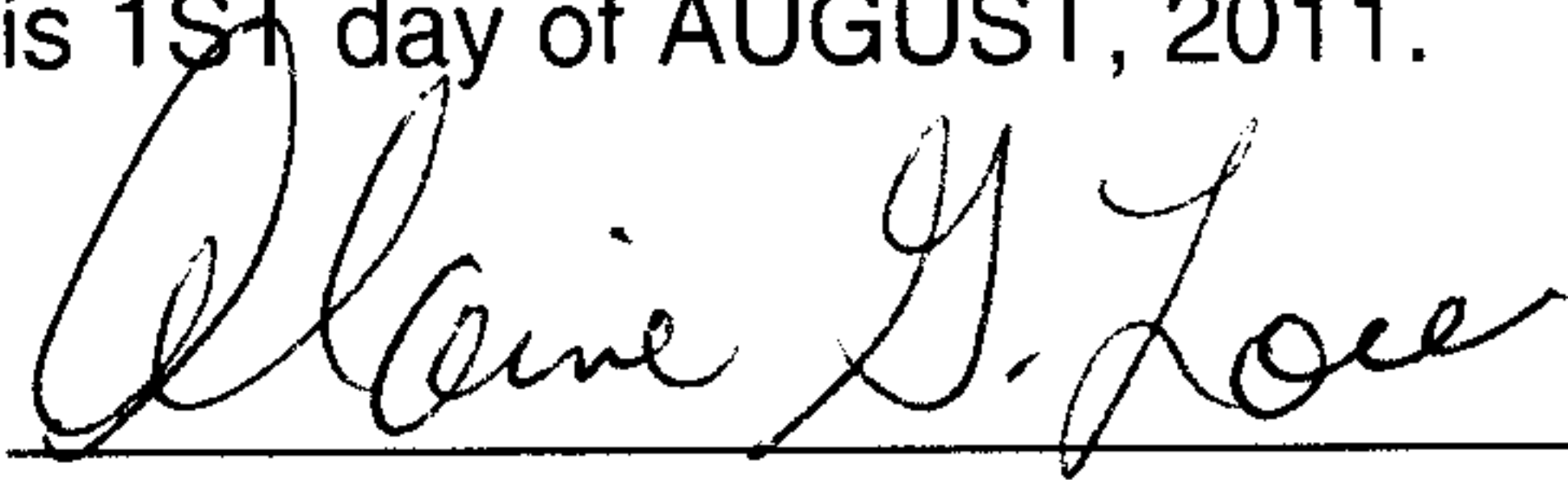

LYNDA BRANNON

FRED BRANNON

STATE OF ALABAMA
COUNTY OF JEFFERSON


20110805000230570 2/2 \$180.00
Shelby Cnty Judge of Probate, AL
08/05/2011 03:31:33 PM FILED/CERT

I, the undersigned, a notary public in and for said county, in said state, hereby certify that LYNDA BRANNON and husband, FRED BRANNON, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1ST day of AUGUST, 2011.



NOTARY PUBLIC

My Commission Expires: 10/31/2011