


INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION


20111005000295120 1/2 \$67.00
Shelby Cnty Judge of Probate, AL
10/05/2011 10:16:54 AM FILED/CERT

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Margaret Letitia Baker

(Address) 9079 Hwy 22

Montevallo, AL 35115

Minimum Value: \$50,000.00

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00)** and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Davis Baker and wife, Merrie Lynn Baker** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Margaret Letitia Baker** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

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; 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 to the POINT OF BEGINNING; Thence, turn right an angle of 90 degrees 00 minutes 00 seconds and run a distance of 225.00 feet; Thence turn right and run a line which is parallel to Shelby County Highway #22 a distance of 100.00 feet; Thence turn right and run a line which is parallel to the West line of the herein described property and run 255.00 feet to the right-of-way line of Shelby County Highway #22; Thence turn right and run along Shelby County Highway #22 right-of-way a distance of 100.00 feet, to the point of beginning, being situated in Shelby County, Alabama.

SUBJECT TO:

- **Rights, Reservations and Restrictions of record.**
- **Taxes for the year 2010 and subsequent years.**
- **All leases, grants exceptions or reservations of coal, lignite oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.**

Source of Title: Instrument Number 20100226000057400.

20111005000295120 2/2 \$67.00
Shelby Cnty Judge of Probate, AL
10/05/2011 10:16:54 AM FILED/CERT

Frank Thomas Baker, who maintained a life estate interest in and to the real property hereinabove described, pursuant to the above referenced source of title died on August 22, 2010.

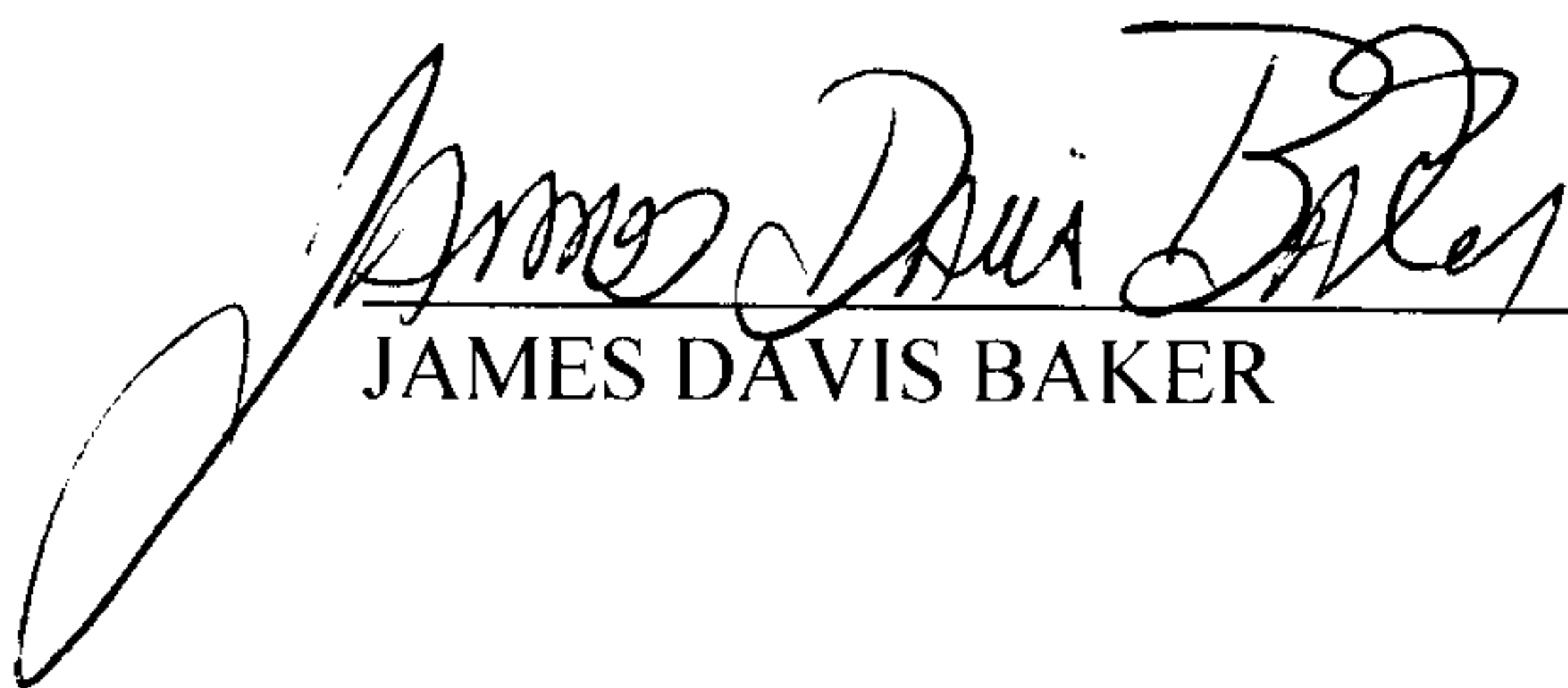
Virginia Eddings Baker, who maintained a life estate interest in and to the real property hereinabove described, pursuant to deed recorded at instrument number 1995-33573, died on November 4, 2003.

The legal description of the real property hereinabove described was provided to the scrivener by the grantee herein.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 free from all 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 4th day of October, 2011.

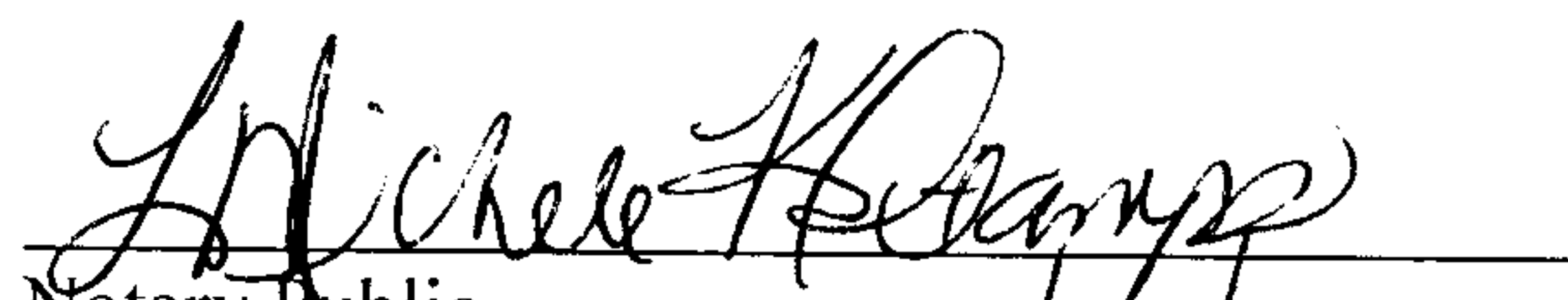

JAMES DAVIS BAKER


MERRIE LYNN BAKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JAMES DAVIS BAKER and MERRIE LYNN BAKER**, 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of October, 2011.


Notary Public
My commission expires: 5/17/2015