

Send tax notice to:

LUTHER G. CONNELL
181 COVE LANE
PELHAM, AL, 35124

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2011362

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$159,900.00) in hand paid to the undersigned, WILLIAM TODD BAKER, A Married Man Not Joined By Spouse (hereinafter referred to as "Grantors") by LUTHER G. CONNELL and BETTY J. CONNELL AND ANGELA DAWN CONNELL WALLACE (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2846, ACCORDING TO THE CORRECTIVE MAP OF WEATHERLY HIGHLANDS THE COVE - SECTOR 28, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR OR HIS RESPECTIVE SPOUSE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2010 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2011.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMKPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. SUCH STATE OF FACTS AS SHO3WN ON RECORDED SUBDIVISION PLAT, AS APPLICABLE.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
8. BUILDING LINES AS SHOWN BY RECORDED MAP.
9. EASEMENT AS SHOWN BY RECORDED MAP.
10. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 2002-52713 AND INSTRUMENT 2004-50428 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$ -0- OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 27th day of September, 2011.

*William Todd Baker by and
through his attorney in fact,
Tommy C. Baker*

WILLIAM TODD BAKER

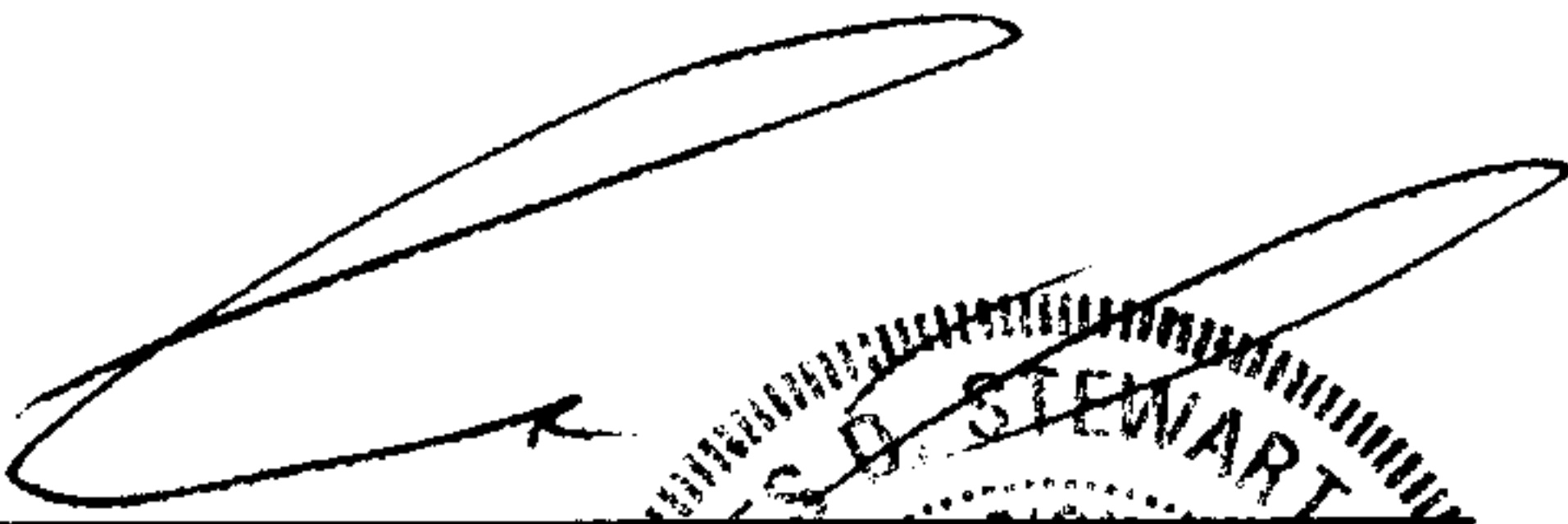
BY AND THROUGH HIS ATTORNEY IN FACT
TOMMY C. BAKER

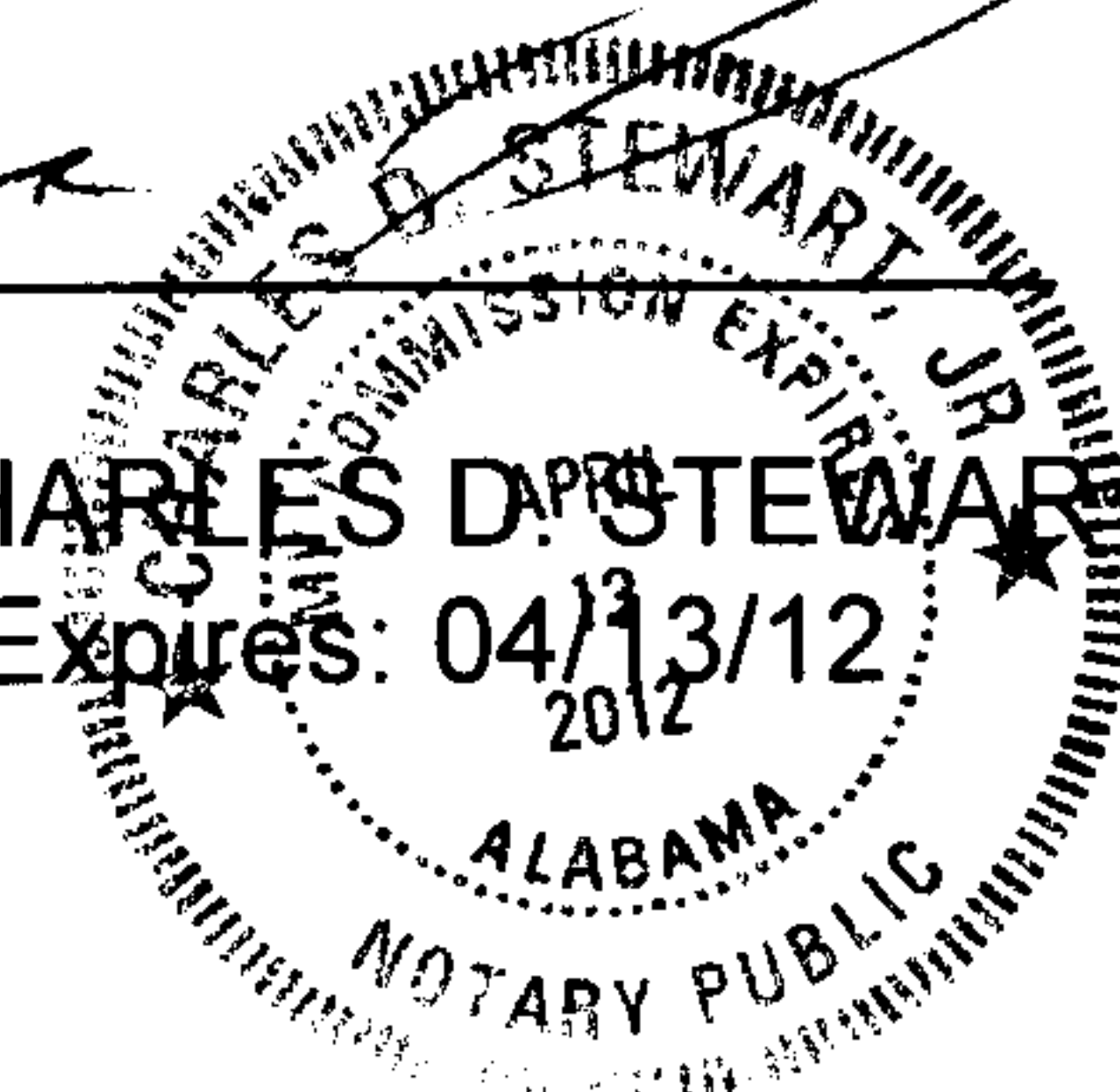
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, CHARLES D. STEWART, JR, a Notary Public in and for said County, in said State, hereby certify that TOMMY C. BAKER, whose name as Agent and Attorney in fact for WILLIAM TODD BAKER, 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 said instrument, he executed the same voluntarily in his capacity as Attorney in fact for WILLIAM TODD BAKER, on the day the same bears date.

Given under my hand and official seal this the 27TH DAY OF SEPTEMBER, 2011.

[NOTARIAL SEAL]


Notary Public
Print Name: CHARLES D. STEWART, JR.
Commission Expires: 04/13/12




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Shelby Cnty Judge of Probate, AL
10/06/2011 08:51:57 AM FILED/CERT