

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. William C. Rigney

P.O. Box 1651
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$137,500.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Samuel Lee Baker, a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **William C. Rigney and LeAnn H. Rigney, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE ¼ of the SE ¼ of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 deg. 36 min. 32 sec. West, a distance of 34.09 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 1285.59 feet; thence South 00 deg. 03 min. 05 sec. West, a distance of 1353.80 feet; thence North 89 deg. 38 min. 56 sec East, a distance of 323.00 feet; thence North 00 deg. 03 min. 06 sec. East, a distance of 672.12 feet; thence South 89 deg. 36 min. 32 sec. East, a distance of 963.61 feet; thence North 00 deg. 02 min. 07 sec. West, a distance of 677.50 feet to the POINT OF BEGINNING.

GRANTOR reserves a 30' ingress/egress and utility easement, lying 15 feet either side of and parallel to the following described centerline:

Commence at the NE corner of the NE ¼ of the SE ¼ of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 deg. 36 min. 32 sec. West, a distance of 1319.68 feet; thence South 00 deg. 03 min. 05 sec. West, a distance of 692.49 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence South 89 deg., 36 min. 32 sec. East, a distance of 323.00 feet to the POINT OF ENDING OF SAID CENTERLINE.

Subject to property taxes, easements, restrictions, rights of way and permits of record.

\$110,000.00 of the above recited purchase was paid by a mortgage being recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEES 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of December, 2011.

Shelby County, AL 12/14/2011
State of Alabama
Deed Tax: \$27.50


Samuel Lee Baker

ACKNOWLEDGMENT ATTACHED


20111214000378070 1/2 \$42.50
Shelby Cnty Judge of Probate, AL
12/14/2011 11:08:02 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Samuel Lee 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 2011.

My commission expires: 9/12/15

William R. Jentles
Notary Public

