



20120305000076620 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
03/05/2012 11:26:58 AM FILED/CERT

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Margaret Upton Denson & Patrick Reagan
Denson
109 Rock Valley Road
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$140,000.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Brandon L. Baker and Carrie M. Baker, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Margaret Upton Denson and Patrick Reagan Denson (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said
GRANTEEES, 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 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$135,100.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 2nd day of March, 2012.


Brandon L. Baker

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Brandon L. Baker and Carrie M. Baker, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand, and seal this the 28th day of February, 2012.

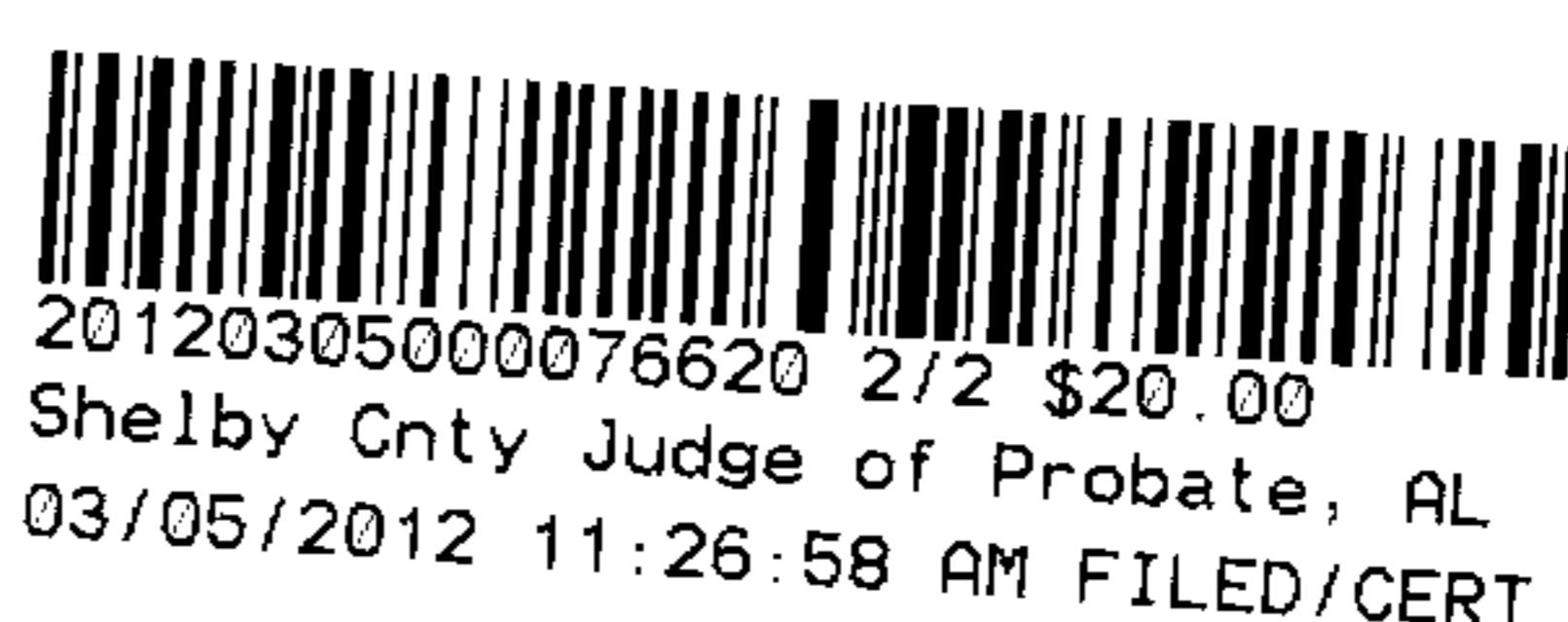
Notary Public
Commission Expires: 3/5/13



S12-0283

EXHIBIT "A"
Legal Description

Lot 15, according to the Survey of Rocky Ridge, Phase 2, as recorded in Map Book 27, Page 16, in the Probate Office of Shelby County, Alabama.



Shelby County, AL 03/05/2012
State of Alabama
Deed Tax:\$5.00