

20120412000125350 1/14 \$75.00  
Shelby Cnty Judge of Probate, AL  
04/12/2012 09:11:27 AM FILED/CERT

**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

**This instrument was prepared by:**

**Mitchell A. Spears  
Attorney at Law  
P O Box 119  
Montevallo AL 35115  
1-205-665-5076**

**Send Tax Notice to: Frank Thomas Baker, Jr.**

**11231 Big Canoe  
Jasper, GA 30143**

**MINIMUM VALUE: \$20,000.00**

**Warranty Deed, Jointly For Life With Remainder To Survivor**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**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 GRANTEES herein, the receipt whereof is acknowledged, I, **FRANK THOMAS BAKER, JR., a married man; MARGARET LETITIA BAKER, an unmarried woman; JAMES DAVIS BAKER and wife, MERRIE L. BAKER; TARA ELIZABETH BAKER, a married woman; and BROOKE MARIA BAKER, an unmarried woman** (herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto **FRANK THOMAS BAKER, JR. and DEELEN V. BAKER** (herein referred to as GRANTEES) 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:

**Lots 1 and 2 of the Virginia Baker Subdivision, as recorded at Map Book 42, Page 138, in the Probate Office of Shelby County, Alabama, being situated in Section 10, Township 22 South, Range 4 West, Shelby County, Alabama.**

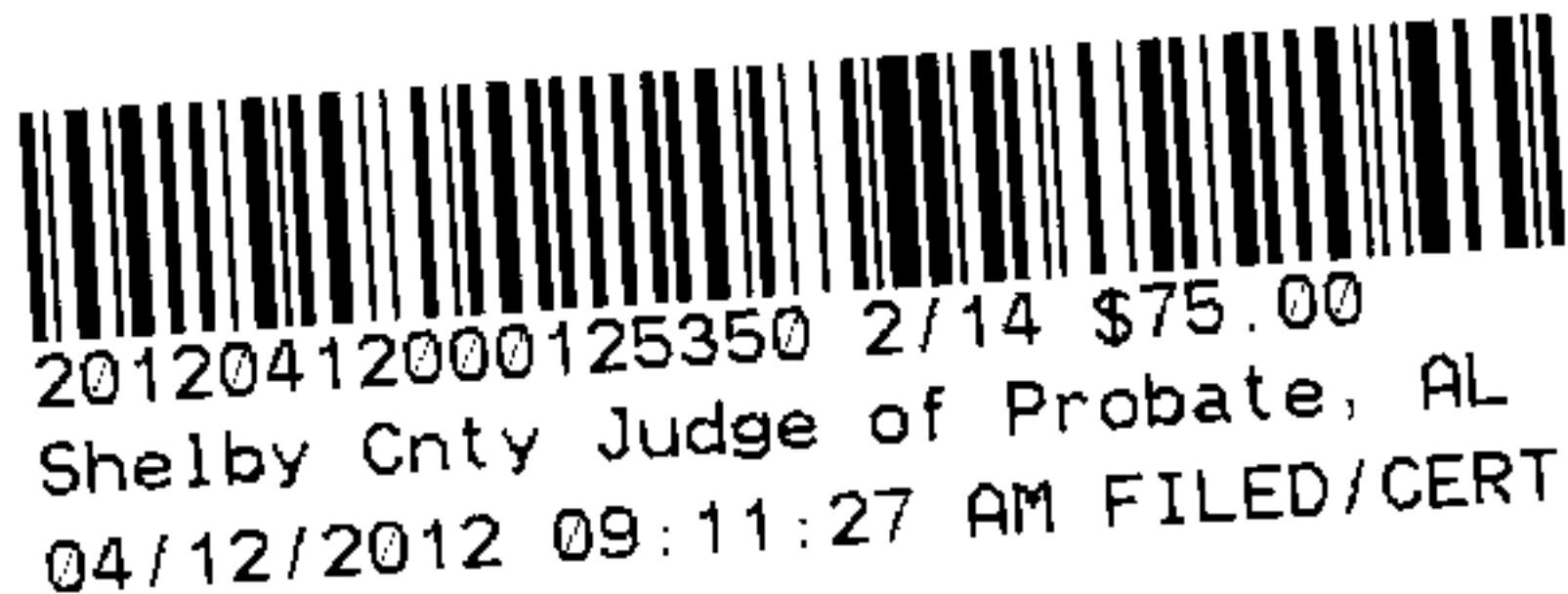
**SOURCE OF TITLE: INSTRUMENT #1993-34391.**

**REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", AND THE DISINTERESTED PARTY AFFIDAVITS, HERETO ATTACHED AS EXHIBITS "B" AND "C", RESPECTIVELY, WITH EACH OF SAID AFFIDAVITS BEING INCORPORATED HERewith, AS THOUGH FULLY SET FORTH HEREIN.**

**THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE MARRIED GRANTORS, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.**

TO HAVE AND TO HOLD to the said GRANTEES 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 for such survivor forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10<sup>th</sup> day of April, 2012.

TARA ELIZABETH BAKER

BROOKE MARIA BAKER

MERRIE L. BAKER

FRANK THOMAS BAKER, JR.

MARGARET LETITIA BAKER

JAMES DAVIS BAKER

STATE OF ALABAMA )  
COUNTY OF LEE )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **TARA ELIZABETH 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/she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 5<sup>th</sup> day of April, 2012.

JUNE KIRBY  
Notary Public  
My Commission Expires: JUNE KIRBY - NOTARY PUBLIC  
MY COMMISSION EXPIRES JANUARY 12, 2014

STATE OF ALABAMA )  
COUNTY OF SHELBY )


I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **FRANK THOMAS BAKER, JR.**, 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/she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 3<sup>rd</sup> day of April, 2012.

LYN NICHOLE STAMP  
Notary Public  
My Commission Expires: 5/17/2015

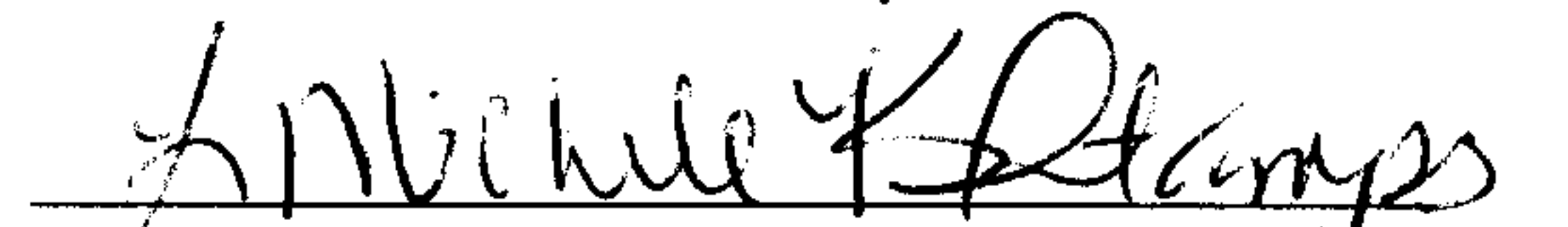


STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
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I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **BROOKE MARIA 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/she executed the same voluntarily on the day that same bears date.


Given under my hand and official seal, this the 9<sup>th</sup> day of April, 2012.

  
Notary Public  
My Commission Expires: 5/17/2015

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **MARGARET LETITIA 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/she executed the same voluntarily on the day that same bears date.

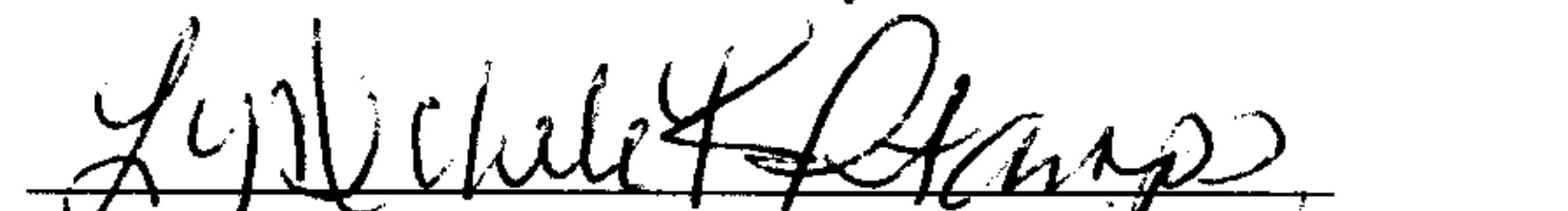
Given under my hand and official seal, this the 10<sup>th</sup> day of April, 2012.

  
Notary Public  
My Commission Expires: 5/17/2015

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **MERRIE L. 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/she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 9<sup>th</sup> day of April, 2012.


  
Notary Public  
My Commission Expires: 5/17/2015

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**, 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/she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 9<sup>th</sup> day of April 2012.

Lynnette K. Damp  
Notary Public  
My Commission Expires: 5/17/2015

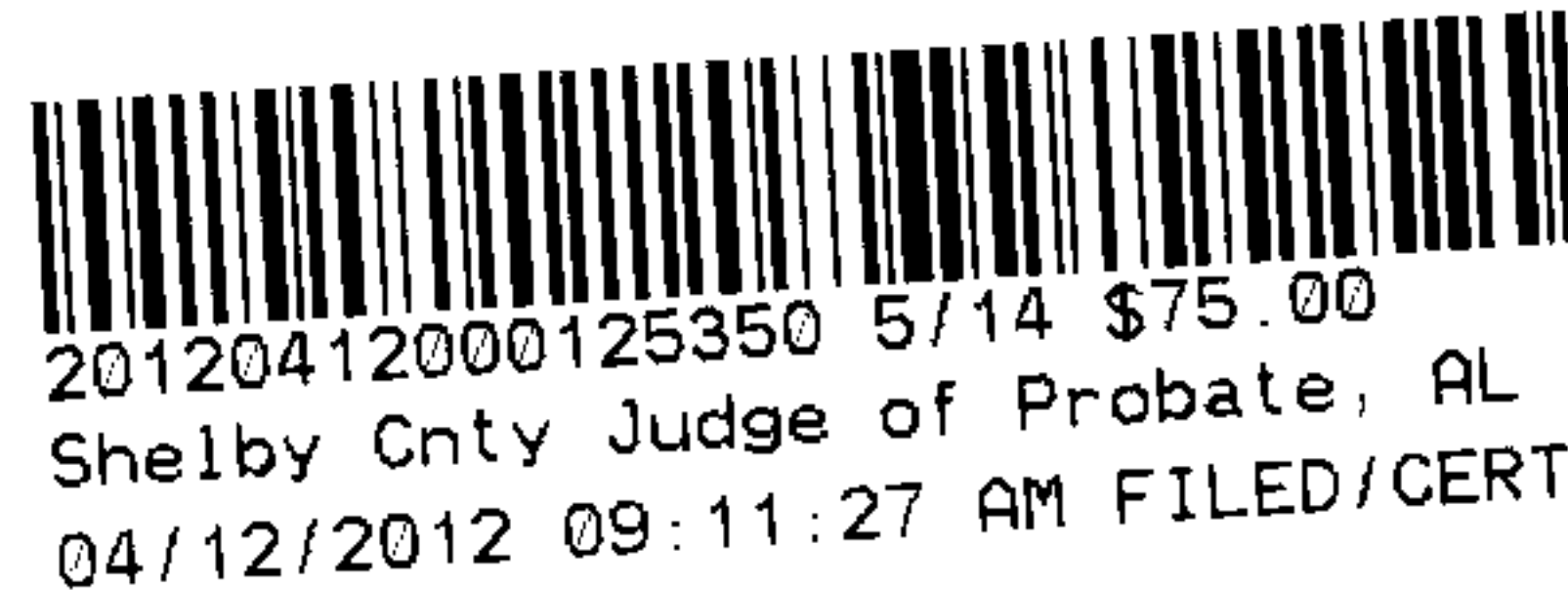
  
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**INSTRUMENT PREPARED BY:**

**Mitchell A. Spears  
Attorney at Law  
P.O. Box 119  
Montevallo, AL 35115  
(205)665-5076**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

)  
)



**HEIRSHIP AFFIDAVIT**  
**(Exhibit A)**

**COMES NOW FRANK THOMAS BAKER, JR., MARGARET LETITIA BAKER, JAMES DAVIS BAKER, TARA ELIZABETH BAKER, AND BROOKE MARIA BAKER,** as “Affiants” herein, and after first having been duly sworn, said Affiants do hereby depose and say, as follows:

1. Affiants herein have personal knowledge of the facts stated within this Affidavit, are over the age of nineteen (19) years, and each Affiant is competent to execute this Affidavit.

2. On or about November 4, 2003, Virginia Eddings Baker (the “Decedent” herein) died testate in Shelby County, Alabama. Her Will was never probated and no probate of her Will is anticipated. Pursuant to Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1993-34391, said Decedent died while seized of certain real property situated in Section 10, Township 22 South, Range 4 West, Shelby County, Alabama as specifically described within said Deed.

3. Said real property was conveyed to the Decedent by her father and mother, Oren Gaston Eddings (who was also known as Oren G. Eddings and O. G. Eddings) and Decedent’s mother, Margaret Davis Eddings (who was also known as Margaret D. Eddings), with said Grantors having reserved a life estate in and to said real property, for and during the terms of their own lives. Oren Gaston Eddings died on or about February 28, 1998, and Margaret Davis Eddings died on or about September 6, 2011.

4. Prior to the Decedent’s death, there occurred certain conveyances and/or re-conveyances relating to the Decedent’s said property situated in Section 10, Township 22 South, Range 4 West, Shelby County, Alabama, and the purpose of this Affidavit and associated Deeds is to accommodate the final conveyances of the Decedent’s property to two of her sons and their respective wives.



5. At the time of her death, Decedent was married to Frank Thomas Baker, who subsequently died testate on or about August 22, 2010. The Will of Frank Thomas Baker has not been probated, and no probate thereof is anticipated.

6. The Decedent and Frank Thomas Baker had a son; namely, John O. Baker, who predeceased them on or about December 3, 1994, having left two children to survive him. The natural children of John O. Baker are Tara Elizabeth Baker and Brooke Maria Baker, and he was not survived by any other children or children of deceased children.

7. The Decedent is survived by her next-of-kin and heirs at law, all of whom are over the age of nineteen (19) years and of sound mind, whose names, addresses and relationships to decedent are designated as follows:

Frank Thomas Baker, Jr., son  
11231 Big Canoe  
Jasper, Georgia 30143

Margaret Letitia Baker, daughter  
9070 Highway 22  
Montevallo, Alabama 35115

James Davis Baker, son  
9131 Highway 22  
Montevallo, Alabama 35115

Tara Elizabeth Baker, granddaughter  
538 Heard Avenue  
Auburn, Alabama 36830

Brooke Maria Baker, granddaughter  
1040 Moody Street  
Montevallo, Alabama 35115

8. The next-of-kin and heirs at law of the Decedent have heretofore commissioned the survey of the Decedent's subject real property and have recorded the survey plat in the Office of the Probate Judge, Shelby County, Alabama, with the legal description of the Decedent's real property, as hereinabove referenced, now being described as follows:

Lots 1, 2, 3 and 4 of the Virginia Baker Family Subdivision, as recorded at Map Book 42, Page 138, in the Probate Office of Shelby County, Alabama, being situated in Section 10, Township 22 South, Range 4 West, Shelby County, Alabama.

9. There are no next-of-kin to survive the Decedent herein, other than those specifically enumerated hereinabove, and Decedent had no children, other than those hereinabove named, either



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natural or adopted, nor did she leave to survive her any descendants of deceased children other than the two granddaughters hereinabove referenced.

10. All debts and charges against the estate of the decedent and the estate of Frank Thomas Baker have heretofore been fully satisfied.

11. Affiants have not been notified by any other person or entity that any other person or entity makes claim to any right, title or interest in or to the above described real property.

Furthermore, Affiants saith naught.

Frank Thomas Baker, Jr.

Margaret Letitia Baker

James Davis Baker

Tara Elizabeth Baker

BrookeMaria 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 **FRANK THOMAS BAKER, JR.**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, having read and being informed of the contents of said Affidavit, he/she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of April, 2012.

Notary Public

My Commission Expires: 5/17/2015

STATE OF ALABAMA )  
 COUNTY OF SHELBY )

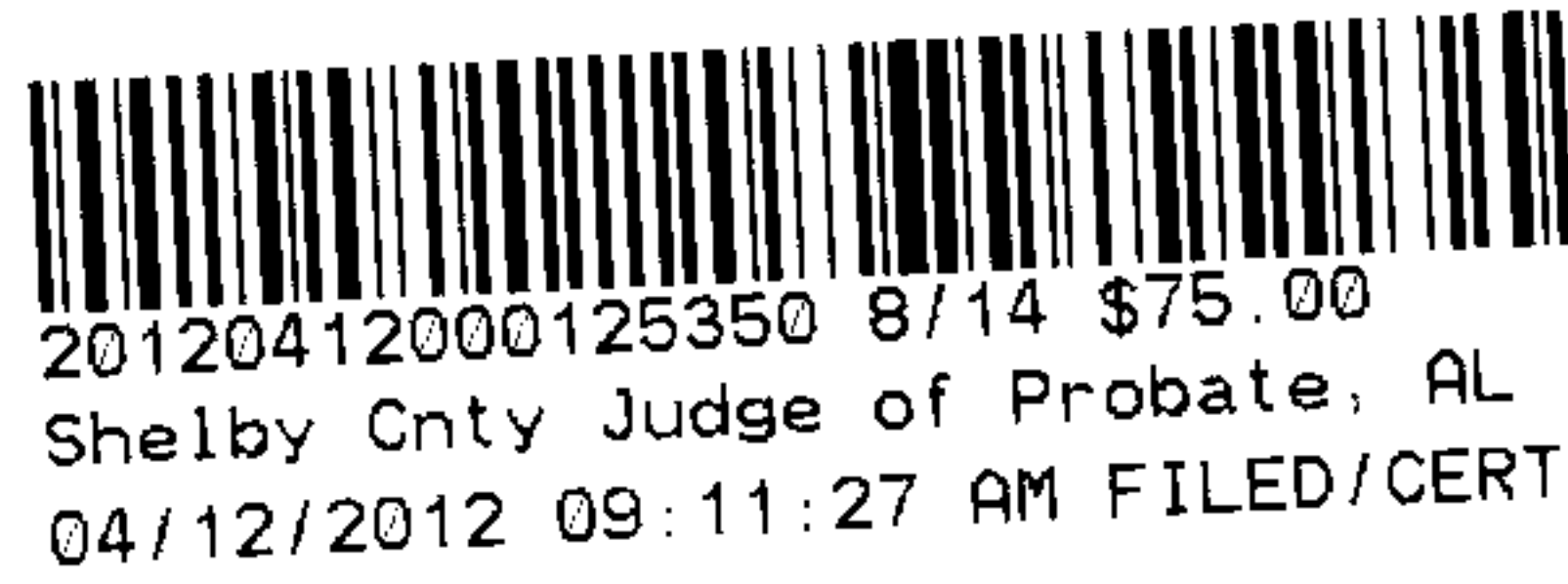
I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **MARGARET LETITIA BAKER**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, having read and being informed of the contents of said Affidavit, he/she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of April, 2012.

Notary Public

My Commission Expires: 5/17/2015





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**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, having read and being informed of the contents of said Affidavit, he/she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of April, 2012.

Lyn Michele K. Stamp  
Notary Public  
My Commission Expires: 5/17/2015

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **TARA ELIZABETH BAKER**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, having read and being informed of the contents of said Affidavit, he/she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal this 5 day of April, 2012.

June Kirby  
Notary Public  
My Commission Expires: JUNE KIRBY - NOTARY PUBLIC  
MY COMMISSION EXPIRES JANUARY 12, 2014

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **BROOKE MARIA BAKER**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, having read and being informed of the contents of said Affidavit, he/she executed the same voluntarily on the day that same bears date.


Given under my hand and official seal this 9<sup>th</sup> day of April, 2012.

Lyn Michele K. Stamp  
Notary Public  
My Commission Expires: 5/17/2015



**INSTRUMENT PREPARED BY:**

**Mitchell A. Spears  
Attorney at Law  
P.O. Box 119  
Montevallo, AL 35115  
205-665-5076**

  
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STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

**HEIRSHIP AFFIDAVIT OF DISINTERESTED PARTY**  
(Exhibit B)

**COMES NOW, Michael C. Pickett**, as “Affiant” herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

1. Affiant has personal knowledge of the facts stated herein, particularly as relating to the family history of Virginia Eddings Baker. Affiant is 64 years of age and is competent to execute this Affidavit. Affiant resides at 405 Overland Road, Montevallo, Alabama 35115, located in Shelby County, Alabama.

2. Affiant has no pecuniary or other interest in any real property interest of Virginia Eddings Baker, her estate, or in which any of her heirs at law or next-of-kin claim any interest in Shelby County, Alabama, or in any other county within the State of Alabama.

3. Affiant does hereby attest to the fact that Affiant has known Virginia Eddings Baker and her immediate family members for a period exceeding thirty (30) years prior to the death of Virginia Eddings Baker.

4. The parents of Virginia Eddings Baker were Oren Gaston Eddings (who was also known as Oren G. Eddings and O. G. Eddings) and Margaret Davis Eddings (who was also known as Margaret D. Eddings). Oren Gaston Eddings died on or about February 28, 1998, and Margaret Davis Eddings died on or about September 6, 2011.

5. Virginia Eddings Baker was married to Frank Thomas Baker at the time which I became acquainted with them, and they produced four natural children, namely; Frank Thomas Baker, Jr., Margaret Letitia Baker, John O. Baker and James Davis Baker.

6. John O. Baker died on or about December 3, 1994, having left two daughters to survive him, namely; Tara Elizabeth Baker and Brooke Maria Baker.

7. Virginia Eddings Baker died on or about November 4, 2003, and Frank Thomas Baker died on or about August 22, 2010. Affiant is informed that neither of the estates of Virginia Eddings Baker or Frank Thomas Baker have been submitted for probate proceedings.

8. Virginia Eddings Baker and Frank Thomas Baker are survived by their next-of-kin and heirs at law, all of whom are over the age of nineteen (19) years and of sound mind, whose names, relationships and addresses are stated as follows:

Frank Thomas Baker, Jr., son  
11231 Big Canoe  
Jasper, Georgia 30143

Margaret Letitia Baker, daughter  
9070 Highway 22  
Montevallo, Alabama 35115

James Davis Baker, son  
9131 Highway 22  
Montevallo, Alabama 35115

Tara Elizabeth Baker, granddaughter  
538 Heard Avenue  
Auburn, Alabama 36830

Brooke Maria Baker, granddaughter  
1040 Moody Street  
Montevallo, Alabama 35115

9. Other than the next-of-kin and heirs of law of Virginia Eddings Baker and Frank Thomas Baker hereinabove referenced, there are no children or children of deceased children who survived them.

FURTHERMORE, the Affiant saith naught.

  
Michael C. Pickett



STATE OF ALABAMA  
COUNTY OF SHELBY

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Shelby Cnty Judge of Probate, AL  
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I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **Michael C. Pickett**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Affidavit, he/she executed the same voluntarily on the day that same bears date.

Given under my hand official seal this 3<sup>rd</sup> day of April, 2012.

  
Notary Public

My Commission Expires: 5/17/2015



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**INSTRUMENT PREPARED BY:**

**Mitchell A. Spears**  
**Attorney at Law**  
**P.O. Box 119**  
**Montevallo, AL 35115**  
**205-665-5076**

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

**HEIRSHIP AFFIDAVIT OF DISINTERESTED PARTY**  
(Exhibit C)

**COMES NOW, Joan A. Pickett**, as “Affiant” herein, and after first having been duly sworn, said Affiant does hereby depose and say, as follows:

1. Affiant has personal knowledge of the facts stated herein, particularly as relating to the family history of Virginia Eddings Baker. Affiant is 62 years of age and is competent to execute this Affidavit. Affiant resides at 405 Overland Road, Montevallo, Alabama 35115, located in Shelby County, Alabama.

2. Affiant has no pecuniary or other interest in any real property interest of Virginia Eddings Baker, her estate, or in which any of her heirs at law or next-of-kin claim any interest in Shelby County, Alabama, or in any other county within the State of Alabama.

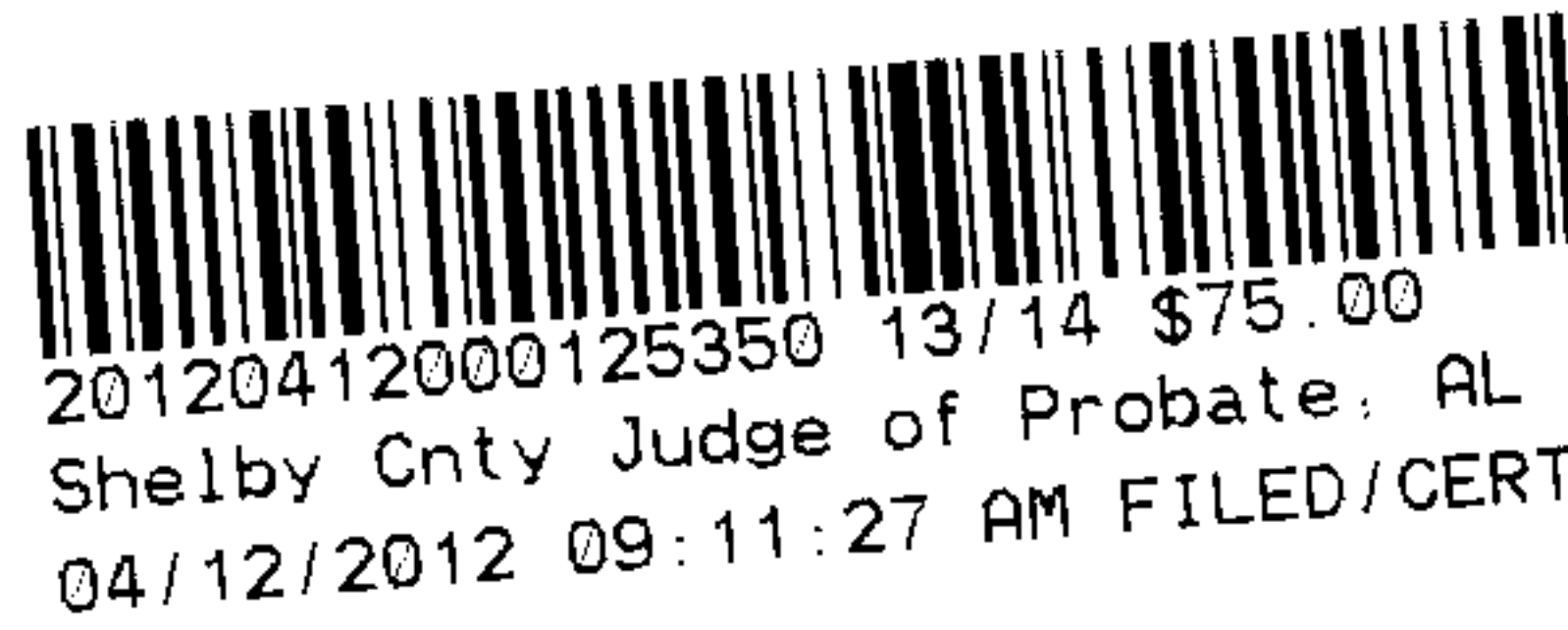
3. Affiant does hereby attest to the fact that Affiant has known Virginia Eddings Baker and her immediate family members for a period exceeding thirty (30) years prior to the death of Virginia Eddings Baker.

4. The parents of Virginia Eddings Baker were Oren Gaston Eddings (who was also known as Oren G. Eddings and O. G. Eddings) and Margaret Davis Eddings (who was also known as Margaret D. Eddings). Oren Gaston Eddings died on or about February 28, 1998, and Margaret Davis Eddings died on or about September 6, 2011.

5. Virginia Eddings Baker was married to Frank Thomas Baker at the time which I became acquainted with them, and they produced four natural children, namely; Frank Thomas Baker, Jr., Margaret Letitia Baker, John O. Baker and James Davis Baker.

6. John O. Baker died on or about December 3, 1994, having left two daughters to survive him, namely; Tara Elizabeth Baker and Brooke Maria Baker.





7. Virginia Eddings Baker died on or about November 4, 2003, and Frank Thomas Baker died on or about August 22, 2010. Affiant is informed that neither of the estates of Virginia Eddings Baker or Frank Thomas Baker have been submitted for probate proceedings.

8. Virginia Eddings Baker and Frank Thomas Baker are survived by their next-of-kin and heirs at law, all of whom are over the age of nineteen (19) years and of sound mind, whose names, relationships and addresses are stated as follows:

Frank Thomas Baker, Jr., son  
11231 Big Canoe  
Jasper, Georgia 30143

Margaret Letitia Baker, daughter  
9070 Highway 22  
Montevallo, Alabama 35115

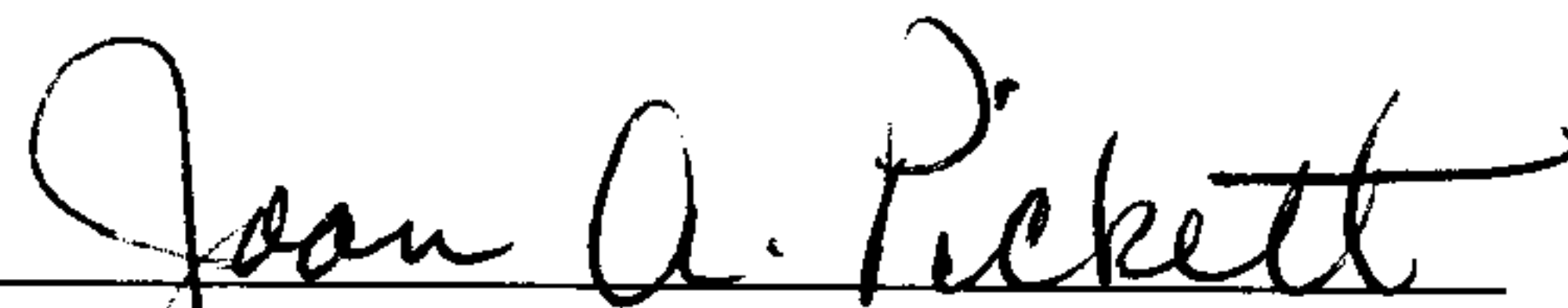
James Davis Baker, son  
9131 Highway 22  
Montevallo, Alabama 35115

Tara Elizabeth Baker, granddaughter  
538 Heard Avenue  
Auburn, Alabama 36830

Brooke Maria Baker, granddaughter  
1040 Moody Street  
Montevallo, Alabama 35115

9. Other than the next-of-kin and heirs of law of Virginia Eddings Baker and Frank Thomas Baker hereinabove referenced, there are no children or children of deceased children who survived them.

FURTHERMORE, the Affiant saith naught.

  
Joan A. Pickett



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STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that **Joan A. Pickett**, whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Affidavit, he/she executed the same voluntarily on the day that same bears date.

Given under my hand official seal this 3<sup>rd</sup> day of April, 2012.

  
Notary Public

My Commission Expires: 5/17/2015

Shelby County, AL 04/12/2012  
State of Alabama  
Deed Tax: \$20.00