


**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

  
20120412000125360 1/4 \$41.00  
Shelby Cnty Judge of Probate, AL  
04/12/2012 09:11:28 AM FILED/CERT

**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: James Davis Baker**

**9131 Highway 22  
Montevallo, AL 35115**

**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 **JAMES DAVIS BAKER and MERRIE L. 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 3 and 4 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 (REFERENCED AS EXHIBIT "A") AND THE DISINTERESTED PARTY AFFIDAVITS (REFERENCED AS EXHIBITS "B" AND "C" RESPECTIVELY) WHICH ARE ATTACHED TO THE WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, AT INSTRUMENT NUMBER 20120412000125350.**

**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**



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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.

[Signature]  
 TARA ELIZABETH BAKER

[Signature]  
 BROOKE MARIA BAKER

[Signature]  
 MERRIE L. BAKER

[Signature]  
 FRANK THOMAS BAKER, JR.

[Signature]  
 MARGARET LETITIA BAKER

[Signature]  
 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.

[Signature]  
 Notary Public  
 My Commission Expires: [Signature]  
 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.

[Signature]  
 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.

L Michele K Stamps  
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.

L Michele K Stamps  
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.


L Michele K Stamps  
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 H. Damp*  
Notary Public  
My Commission Expires: 5/17/2015

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