

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Frank T. Baker, Jr.
1095 Happy Hollow Road
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20120501000149950 1/2 \$352.00
Shelby Cnty Judge of Probate, AL
05/01/2012 11:23:48 AM FILED/CERT

That in consideration of Three Hundred Thirty Seven Thousand dollars and Zero cents (\$337,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Judy Swaney, as Successor Trustee of the Gafford Revocable Trust (herein referred to as grantors) do grant, bargain, sell and convey unto Frank T. Baker Jr. and Deeleen V. Baker (herein referred to as GRANTEES) 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 taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$341,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 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 30th day of April, 2012.

(Seal) Judy Swaney, as Successor Trustee of the Gafford Revocable Trust (Seal)

(Seal) Trustee of the Gafford Revocable Trust (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Judy Swaney, whose name as Successor Trustee of the Gafford Revocable Trust 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, she as such Trustee and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

Given under my hand and official seal this 30th day of April, 2012.

My commission expires: 10/16/2012

Mike T. Atchison, Notary Public

MICHAEL T. ATCHISON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 10/16/2012

EXHIBIT A

PARCEL I:

Begin at the SW corner of the SW 1/4 of the SW ¼ of Section 33, Township 21 South, Range 4 West, being a found 3” cap pipe; thence run North 1 degree 31 minutes 10 seconds East along the West line of said ¼-1/4 for 682.04 feet to a found 3” cap pipe; thence run North 89 degrees 46 minutes 32 seconds West for 1322.79 feet to a point on the West line of the SE ¼ of SE ¼ of Section 32, Township 21 South, Range 4 West; thence run North 01 degree 29 minutes 41 seconds East along said line and continuation thereof for 784.14 feet to a point in the centerline of Happy Hollow Road; thence run northeasterly following said centerline for 1525 feet more or less to its intersection with the East line of Section 32; thence run South 01 degree 31 minutes 11 seconds West along said line for 750 feet to a found 3” cap pipe; thence run North 89 degrees 29 minutes 15 seconds East for 315.58 feet to a found iron; thence run South 01 degree 22 minutes 06 seconds West for 350.00 feet to a found iron; thence run North 89 degrees 29 minutes 15 seconds East for 350.00 feet to a found iron on the East line of the W ½ of the SW ¼ of the SW ¼ of said Section 33; thence run South 01 degree 22 minutes 06 seconds West for 1015.25 feet to a found 3” cap pipe on the South line of said Section 33; thence run South 89 degrees 29 minutes 15 seconds West along said line for 669.19 feet to the point of beginning.

According to survey of Steven Michael Allen, RLS #12944, dated April 17, 2012.

Grantors herein reserve the right to the use of the following easements for ingress, egress, and utilities, which right shall inure to the benefit of the grantor, his successors and/or assigns:

Easement 1:

Commence at the SW corner of the SW ¼ of the SW ¼ of Section 33, Township 21 South, Range 4 West, being a found 3-inch cap pipe; thence run North 1 degrees 31 minutes 10 seconds East along the West line of said ¼ - ¼ for 682.04 feet to a found 3-inch cap pipe; thence run North 61 degrees 40 minutes 29 seconds East for 140.86 feet to a point in the centerline of a gravel drive and the point of beginning of a 30-foot easement, lying 15-feet on either side of the following described centerline, with the following courses being said centerline of said 30-foot easement; thence run North 25 degrees 31 minutes 38 seconds West for 69.46 feet; thence run North 60 degrees 19 minutes 08 seconds West for 56.74 feet; thence run North 81 degrees 56 minutes 21 seconds West for 40.95 feet; thence run South 84 degrees 01 minutes 03 seconds West for 391.84 feet; thence run South 87 degrees 02 minutes 56 seconds West for 72.26 feet; thence run North 84 degrees 49 minutes 28 seconds West for 43.87 feet; thence run North 74 degrees 10 minutes 07 seconds West for 31.74 feet; thence run North 59 degrees 55 minutes 51 seconds West for 30.98 feet; thence run North 49 degrees 09 minutes 26 seconds West for 35.48 feet; thence run North 38 degrees 42 minutes 55 seconds West for 41.07 feet; thence run North 30 degrees 47 minutes 35 seconds West for 42.57 feet; thence run North 23 degrees 18 minutes 44 seconds West for 59.85 feet; thence run North 20 degrees 58 minutes 07 seconds West for 60.27 feet; thence run North 28 degrees 30 minutes 56 seconds West for 63.24 feet; thence run North 41 degrees 51 minutes 16 seconds West for 61.27 feet; thence run North 43 degrees 28 minutes 43 seconds West for 66.78 feet; thence run North 25 degrees 29 minutes 58 seconds West for 79.54 feet; thence run North 20 degrees 03 minutes 38 seconds West for 107.73 feet; thence run North 31 degrees 29 minutes 13 seconds West for 42.79 feet; thence run North 41 degrees 09 minutes 33 seconds West for 39.00 feet; thence run North 49 degrees 36 minutes 44 seconds West for 55.18 feet; thence run North 34 degrees 58 minutes 19 seconds West for 37.35 feet; thence run North 20 degrees 47 minutes 02 seconds West for 31.48 feet to a point in the centerline of Happy Hollow Road and the end of said easement.

Easement 2:

Commence at the SW corner of the SW ¼ of the SW ¼ of Section 33, Township 21 South, Range 4 West, being a found 3-inch cap pipe; thence run North 01 degrees 31 minutes 10 seconds East along the West line of said ¼ - ¼ for 682.04 feet to a found 3-inch cap pipe; thence run North 01 degrees 31 minutes 10 seconds East for 163.19 feet to a point in the centerline of a gravel drive and the point of beginning of a 30-foot easement lying 15-feet on either side of the following described centerline, with the following courses being said centerline of said 30-foot easement; thence run North 66 degrees 38 minutes 14 seconds East for 48.70 feet; thence run North 48 degrees 02 minutes 55 seconds East for 48.43 feet; thence run North 72 degrees 08 minutes 22 seconds East for 138.88 feet; thence run North 71 degrees 00 minutes 39 seconds East for 244.97 feet to the end of said easement.



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