

13-140



20130723000299410 1/5 \$28.50  
Shelby Cnty Judge of Probate, AL  
07/23/2013 10:45:52 AM FILED/CERT

Prepared by:  
Marcus Hunt  
2803 Greystone Commercial Blvd.,  
Suite 12  
Birmingham, AL 35242

Send Tax Notice To:  
Candace Noriega  
Andrew Noriega 1121 Highway 277  
Helena, AL 35080

### WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00) **Dollars the amount which can be verified in the sales contract between the two parties** to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or We Steven Baker and Deborah Lynn Baker, Husband and Wife

whose mailing address is: 14899 County Rd 256; Terrell, Tx 75160  
(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Candace Noriega and Andrew Noriega

whose mailing address is : 1121 Hwy 277 Helena, AL 35080 (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 attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$235,653.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 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 the 10th day of July, 2013.

Steven Baker  
Steven Baker

Deborah Lynn Baker  
Deborah Lynn Baker

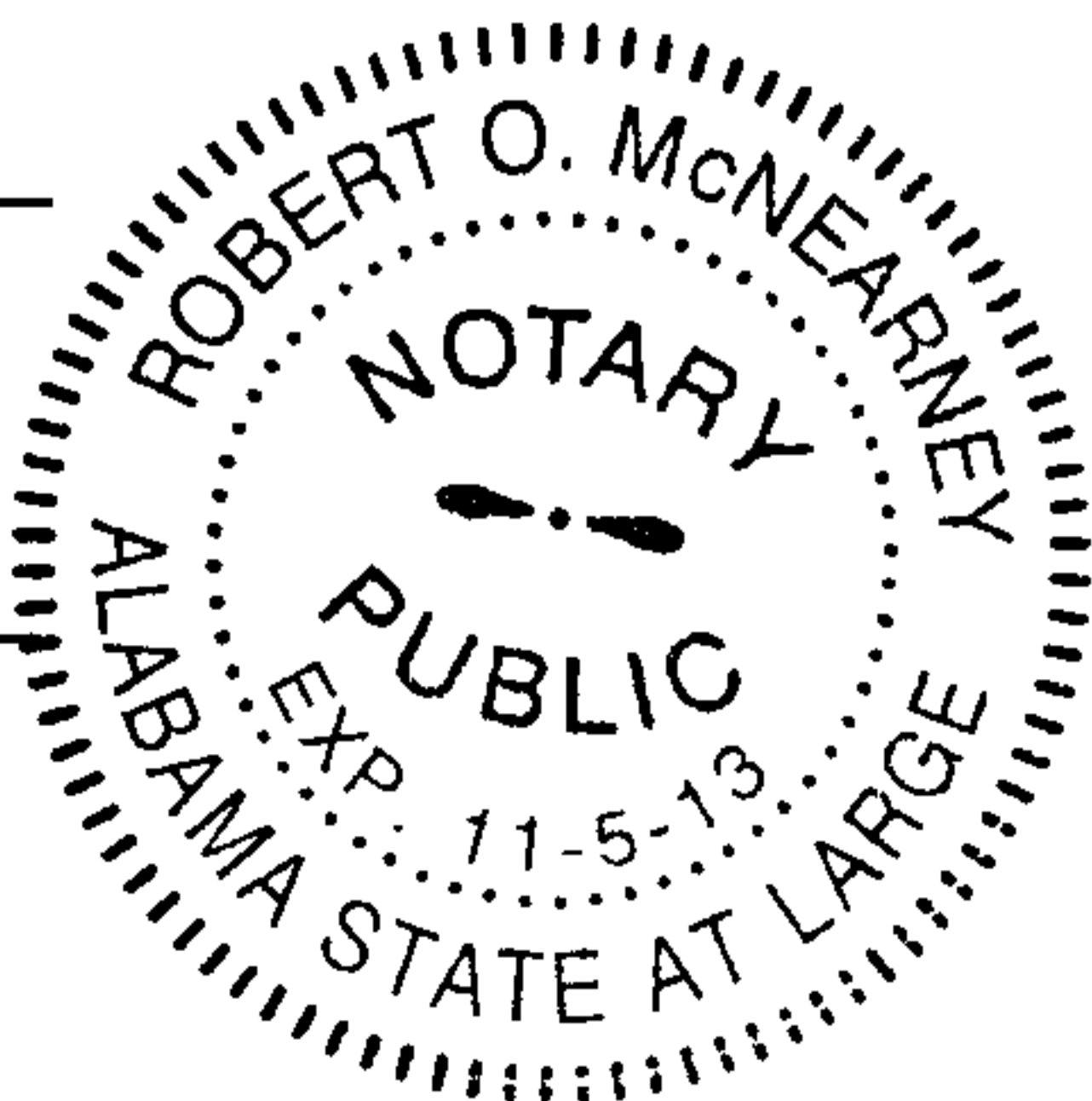
State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Steven Baker, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of July, 2013.

Marcus Hunt  
Notary Public, State of Alabama  
Marcus Hunt

Printed Name of Notary  
My Commission Expires: 11/5/2013

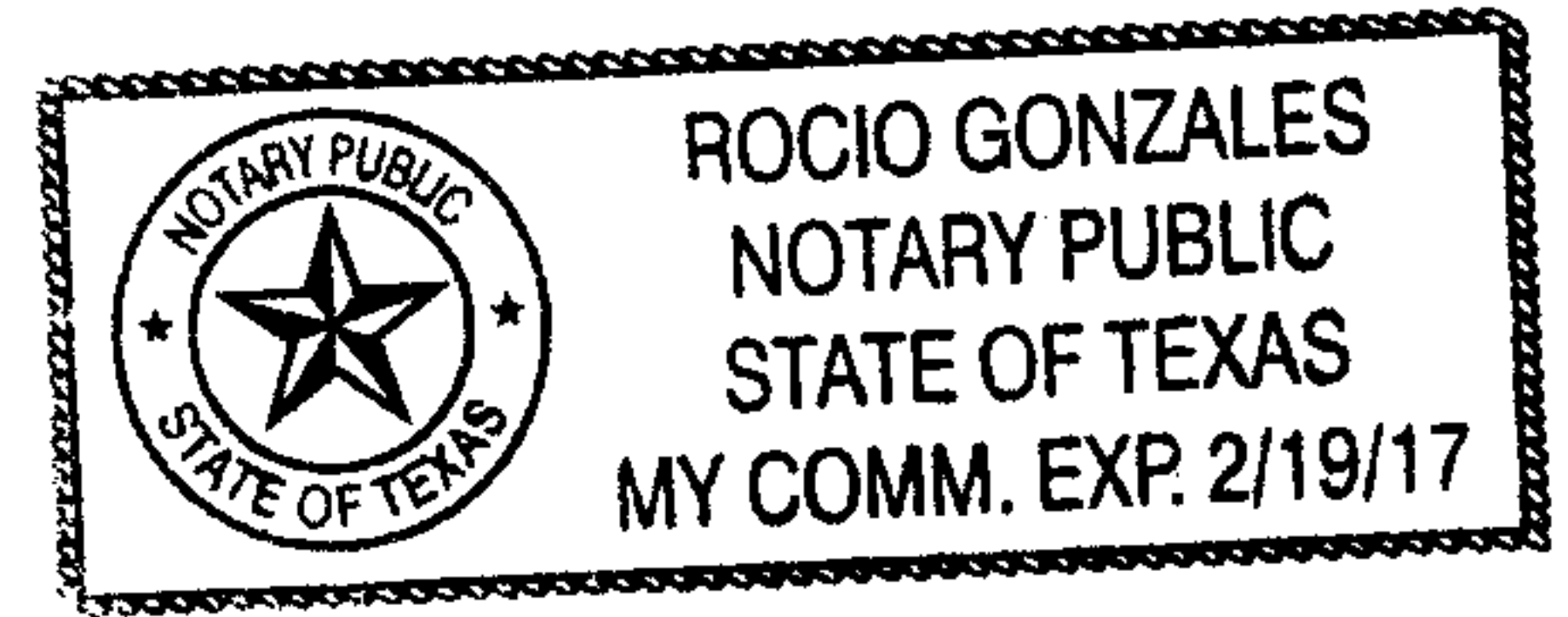


Shelby County, AL 07/23/2013  
State of Alabama  
Deed Tax: \$4.50

State of Texas  
County of Kaufman

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah Lynn Baker, a married woman, 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 she has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 11 day of July, 2013.


Rocio Gonzales  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02-19-17



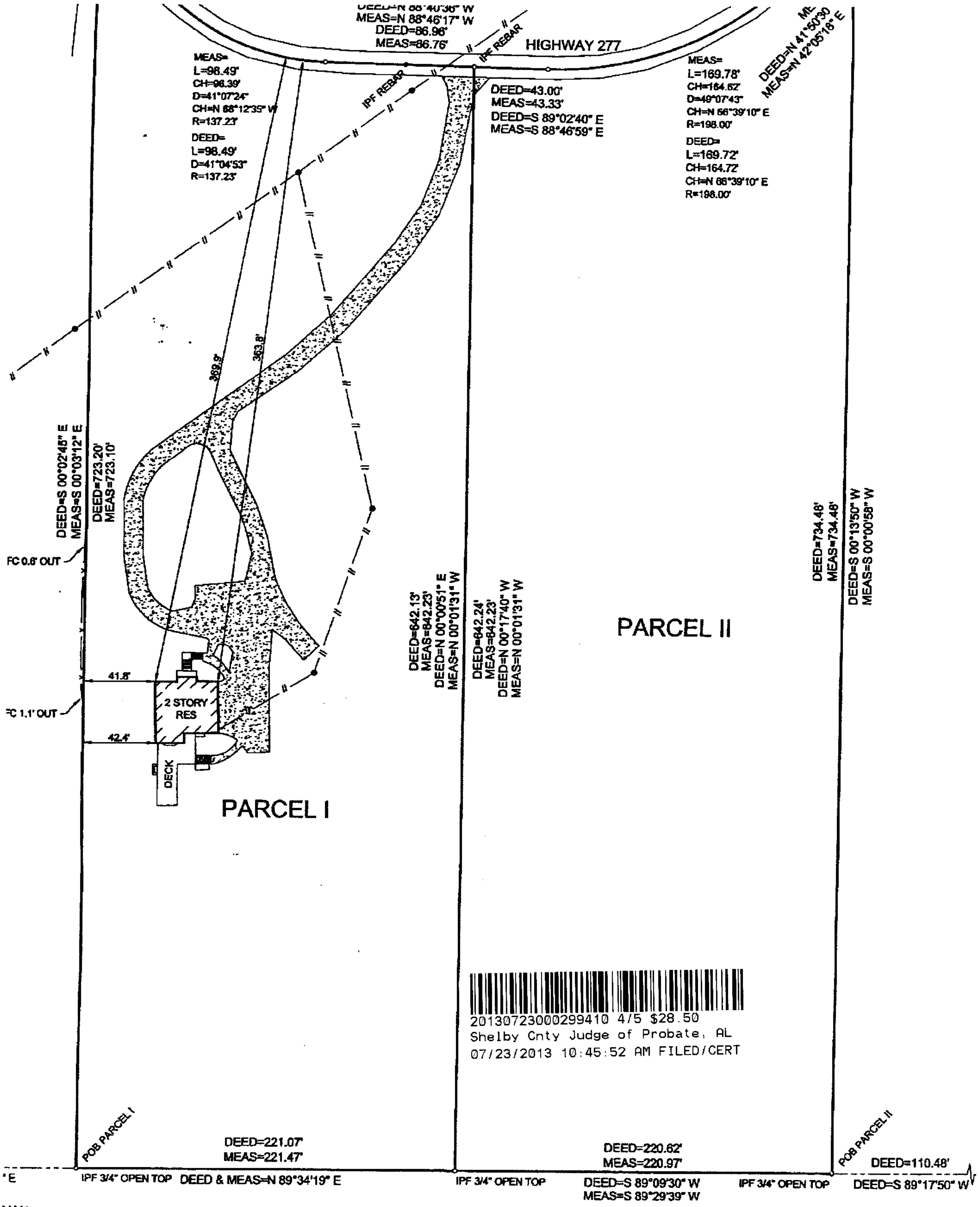
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama; thence run N 89 degrees 15' 25" E (Alabama West Zone Grid Bearing), 663.85 feet (deed 664.58) for the point of beginning; thence N 89 degrees 18' 10" E, 221.38 feet (deed 221.07) to a rebar found; thence N 89 degrees 09' 30" E, 220.62 feet to a 1/2" pipe found; thence N 00 degrees 13' 55" W, 734.48 feet to the center of Shelby County Highway 277; thence S 41 degrees 50' 35" W, 40.69 feet; thence along a curve to the right with a radius of 198.00 feet and a chord bearing S 66 degrees 24' 00" W, 164.57 feet, for an arc distance of 169.72 feet; thence N 89 degrees 02' 45" W, 129.79 feet; thence along a curve to the right with a radius of 137.23 feet and a chord bearing N 68 degrees 48' 45" W, 94.92 feet, for an arc distance of 96.92 feet; thence N 48 degrees 34' 50" W, 664.45 feet; thence leaving said road, run S 00 degrees 24' 30" E, 723.00 feet to the point of beginning.

  
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"Exhibit B"



3AMA  
TY

ore, a registered Land Surveyor, certify that I have surveyed:

in the SW 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, as follows:

a Southwest corner of said 1/4 1/4 section, thence run North 89 degrees 34 minutes 19 seconds East along the South 1/4 1/4 line a distance of 663.35 feet to the  
j; thence continue last described course 221.07 feet, thence North 00 degrees 00 minutes 51 seconds East a distance of 642.13 feet to the centerline of Shelby  
#277, thence run North 88 degrees 40 minutes 36 minutes West a distance of 86.96 feet along said centerline to the point of a clockwise curve having a delta  
es 04 minutes 53 seconds and a radius of 137.23 feet, thence run along the arc of said curve 98.39 feet, thence run North 47 degrees 35 minutes 42 seconds  
it to said curve along the centerline of said road 61.61 feet, thence run South 00 degrees 02 minutes 45 seconds East 723.20 feet to the point of beginning. Less  
art lying within the Right of Way of said road. Mineral and Mining rights excepted.

STATE OF ALABAMA  
SHELBY COUNTY

IPF 3/4" OPEN TOP

DEED=S 89°09'30" W  
MEAS=S 89°29'39" W

IPF 3/4" OPEN TOP

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed:

PARCEL I

A parcel of land in the SW 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, as follows:

Commence at the Southwest corner of said 1/4 1/4 section, thence run North 89 degrees 34 minutes 19 seconds East along the South 1/4 1/4 line a distance of 663.35 feet to the point of beginning; thence continue last described course 221.07 feet, thence North 00 degrees 00 minutes 51 seconds East a distance of 642.13 feet to the centerline of Shelby County Highway #277, thence run North 88 degrees 40 minutes 36 minutes West a distance of 86.96 feet along said centerline to the point of a clockwise curve having a delta angle of 41 degrees 04 minutes 53 seconds and a radius of 137.23 feet, thence run along the arc of said curve 98.39 feet, thence run North 47 degrees 35 minutes 42 seconds West and tangent to said curve along the centerline of said road 61.61 feet, thence run South 00 degrees 02 minutes 45 seconds East 723.20 feet to the point of beginning. Less and except any part lying within the Right of Way of said road. Mineral and Mining rights excepted.

PARCEL II

That part of Lot E according to the Survey, of Division of Waddell Properties as recorded in Map Book 4, Page 86, in the Office of Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at a 4" TCI Pipe at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama; thence run South 88 degrees 48 minutes 50 seconds West (Alabama West Zone Grid Bearing), 107.99 feet to a rebar found; thence South 89 degrees 17 minutes 50 seconds West, 110.48 feet to a 1/2" pipe found for the point of beginning; thence South 89 degrees 09 minutes 30 seconds West, 220.62 feet to a rebar found; thence North 00 degrees 17 minutes 40 seconds West, 642.24 feet to an iron pin found in the center of Shelby County Highway 277; thence South 89 degrees 02 minutes 40 seconds East, 43.00 feet; thence along a curve to the left with a radius of 198.00 feet, and a chord bearing North 56 degrees 24 minutes 00 seconds East, 164.57 feet, for an arc distance of 169.72 feet; thence North 41 degrees 50 minutes 30 seconds East, 40.69 feet; thence South 00 degrees 13 minutes 50 seconds East, 734.48 feet to the point of beginning.

I furthermore certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 1121 Highway #277 according to my survey of April 18, 2013. Survey is not valid unless it is sealed with embossed seal or stamped in red.

Order No. 340949  
Purchaser: Baker  
Type of Survey: Mortgage Loan

SURVEYING SOLUTIONS, INC.  
2232 CAHABA VALLEY DRIVE SUITE F  
BIRMINGHAM, AL 35242  
PHONE: 205-991-8965

Carl Daniel Moore  
Carl Daniel Moore, Reg. L.S. #12159

4-18-13  
Date of Signature



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