

This instrument was prepared without benefit of title evidence or survey by:

Grantees' address:  
1041 Farmingdale Rd  
Harpersville, AL 35078

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

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

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Virginia B. Lambert, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Pamela L. Baker and Gerald W. 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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

The SE ¼ of the NW ¼ of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, being located in Shelby County, Alabama, EXCEPTING public road rights-of-way. ALSO LESS AND EXCEPT approximately 3½ acres to Martha Ann Edwards as shown described in Divorce Decree, Case Number being DR-81-483.

ALSO conveyed herewith is the right to use for ingress and egress the dirt road leading from the paved highway through said approximately 3½ acres.

Subject to easements, restrictions, conditions, rights of way, and encumbrances of record.

GRANTOR is the surviving grantee in the deed recorded in Deed Book 344, page 76, in the Probate Office of Shelby County, Alabama, the other grantee, John K. Lambert, having died in November 1997.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid;

that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 9th day of September, 2014.

*Virginia B. Lambert*  
Virginia B. Lambert

by *Carol Lambert Hyche*  
Carol Lambert Hyche as agent and attorney in fact under power of attorney dated December 21, 2010.

STATE OF ALABAMA

SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Lambert Hyche, whose name as agent and attorney in fact for Virginia B. Lambert 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2014.



*William R. Justice*  
Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Virginia B. Lambert
Mailing Address 10 Eagle Pointe Circle
Pell City, AL 35128

Grantee's Name Pamela & Gerald Baker
Mailing Address 1041 Farmingdale Rd
Harperville, AL 35078

Property Address Hwy 25
Vincent, AL

Date of Sale 9-9-14
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 61,500.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

- Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
Property address - the physical address of the property being conveyed, if available.
Date of Sale - the date on which interest to the property was conveyed.
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-9-14
Unattested
Print Carol Lambert Hyche
Sign Carol Lambert Hyche
(Grantor/Grantee/Owner/Agent) circle one

