


THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
DEBRA S. SCHMIDT and husband, BARNEY T. SCHMIDT  
129 OAKLYN HILLS DRIVE  
CHELSEA, ALABAMA 35043

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20151021000367290 1/3 \$240.00  
Shelby Cnty Judge of Probate: AL  
10/21/2015 11:36:07 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$220,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, MARTIN ROSS BAKER, a married man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DEBRA S. SCHMIDT and husband, BARNEY T. SCHMIDT, (herein referred to as Grantees) as joint tenants 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:

Lot 151, according to the Survey of Oaklyn Hills, Phase 1, as recorded in Map Book 24, Page 50 A and B, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2016, which are a lien but not yet due and payable until October 1, 2016.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1998-27399, Instrument No. 1999-7744 and Instrument No. 20020724000344050 in the Probate Office.
3. A 35 foot building setback line from Oaklyn Hills Drive as recorded in Map Book 24 Page 50 A and B in the Probate Office.
4. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 229 Page 492 and Deed Book 39 Page 469 in the Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 165 Page 105 in the Probate Office.
6. Right(s) of Way(s) granted to South and North Alabama Railroad by instrument(s) recorded in Deed Book T Page 655 in the Probate Office.
7. Timber Sale Agreement by and between Double Mountain, L.L.C. and International Paper Company dated November 11, 1994, as recorded in Instrument No. 1995-2626 in the Probate Office.
8. A 5 foot utility easement along the front of lot as shown on recorded Map Book 24 Page 50 A and B in the Probate Office.

**THE HEREINABOVE DESCRIBED REAL PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREINABOVE NAMED GRANTOR AND HIS SPOUSE.**

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.


And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 14TH day of OCTOBER, 2015.

  
MARTIN ROSS BAKER

STATE OF ALABAMA

COUNTY OF SHELBY

  
20151021000367290 2/3 \$240.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a notary public in and for said county, in said state, hereby certify that MARTIN ROSS BAKER, a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14TH day of OCTOBER, 2015.

  
NOTARY PUBLIC  
My Commission Expires: 10/31/2015

Grantor's Name:  
MARTIN ROSS BAKER  
Mailing Address:  
7849 Legacy Park Court  
Chattajnooga, TN 37421

Property Address:  
129 Oaklyn Hills Drive  
Chelsea, AL 35043

Bill of Sale  
 Sales Contract  
 Closing Statement

Grantee's name:  
DEBRA S. SCHMIDT and BARNEY T. SCHMIDT  
Mailing Address:  
129 OAKLYN HILLS DRIVE  
CHELSEA, ALABAMA 35043

Date of Sale: OCTOBER 14TH, 2015  
Total Purchase Price: \$220,000.00  
or  
Actual Value  
or  
Assessor's Market Value

Front of Foreclosure Deed  
 Appraisal  
 Other \_\_\_\_\_



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