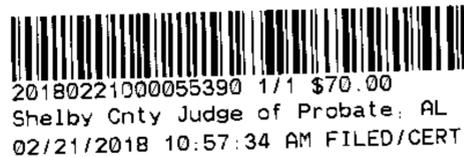


This instrument was prepared by:
South Oak Title Gardendale, LLC
717 Kerr Drive / Post Office Box 96
Gardendale, Alabama 35071
(205) 631-4019

Shelby County, AL 02/21/2018
State of Alabama
Deed Tax: \$55.00

Send Tax Notice to:
Michael Baker
424 Primrose Lane
Shelby, AL 35143



WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Seventy Five Thousand Dollars & NO/100----- (\$275,000.00) ----- Dollars** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

H. Allen Parker, Jr. and wife, Betsy Parker
(herein referred to as grantors, do grant, bargain, sell and convey unto
Michael Baker and Starlyn 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:

Lot 363, according to the Survey of Alabama Power Company Recreational Cottage Site, Sector 1, as recorded in Map Book 21, Page 96 A, B and C, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$220,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantors Forwarding Address: 1013 Cedar Hollow Cr, Helena, AL 35080

Consideration Verified by a closing statement.

Property Address: **424 Primrose Lane, Shelby, AL 35143**

TO HAVE AND TO HOLD to 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 said GRANTEES, their heirs and assigns, that I an (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 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 hands and seals this 16th day of February 2018.

H. Allen Parker, Jr.
H. Allen Parker, Jr.

Betsy Parker
Betsy Parker

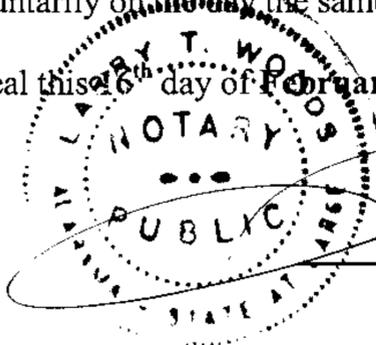
General Acknowledgement

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **H. Allen Parker, Jr. and wife, Betsy Parker** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 2018.

My Commissions Expires: 2/5/22



[Signature]
Notary Public