

(Name) DAVID T. TAYLOR

This instrument was prepared by

(Name) Lewis W. Page, Jr.

(Address) 1700 First Alabama Bank Building
Birmingham, AL 35203

(Address) 2505 COMANCHE DR.
B'HAM, 35244
\$80,000.00

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable ~~XXXXXXXXXX~~ consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

RALPH S. TULLY and DONNA K. TULLY TAYLOR

(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID T. TAYLOR and DONNA K. TULLY TAYLOR

(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 13, Indian Valley, 2nd Sector, according to the plat thereof recorded in Map Book 5, page 75, in the records of the office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, building line and restrictions of record in Volume 268, page 189, in the aforesaid Probate office.

Subject to mineral and mining rights outstanding.

The above described property is conveyed subject to all outstanding rights of redemption as a result of foreclosure sale, dated March 2, 1977; the deed evidencing said foreclosure sale having been filed for record on March 4, 1977, and now appears in Deed Book 404, page 60, in said Probate Office of Shelby County, Alabama.

The above described property is conveyed subject to a mortgage dated August 25, 1977 executed by Ralph S. Tully and wife, Rodonna T. Tully and Donna K. Tully, an unmarried woman, to Home Federal Savings & Loan Association of the South, in the principal amount of \$36,000.00 filed for record August 26, 1977 at 3:09 P.M. and recorded in Volume 368, page 849, in the Probate Office of Shelby County, Alabama.

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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 K(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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, we have hereunto set OUR hand(s) and seal(s), this 17th day of May

WITNESS:

STATE OF ALA. SHELBY CO. 83
I CERTIFY THIS INSTRUMENT WAS FILED

1983 MAY 31 AM 11:37 (Seal)

Judge of Probate (Seal)

deed tax - 81.00
Rec. 1.50
And 1.00
82.50

Ralph S. Tully (Seal)
RALPH S. TULLY

Donna K. Tully Taylor (Seal)
DONNA K. TULLY TAYLOR

(Seal)

STATE OF ALABAMA

Judson COUNTY

I, Dorinda H. Wilson, a Notary Public in and for said County, in said State,

hereby certify that Ralph S. Tully and Donna K. Tully Taylor whose name s are signed to the foregoing conveyance, and who 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 17 day of May A. D., 1983