



Albert E. and Mari A. Taylor
5204 Kirkwell Lane
Birmingham, Alabama 35243

This instrument was prepared by

(Name) ✓ Anthony D. Snable, Attorney
628 Pleasant Grove Road
(Address) Pleasant Grove, Al 35127

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Four Thousand and no/100 (\$124,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William L. Dixon and wife, Linda D. Dixon

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

Albert E. Taylor and wife, Mari A. 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 22, Block 1, according to the survey of Kirkwall, as recorded in Map Book 6, Pages 152 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subjec to:

1. Advalorem taxes for the current tax year, 1983.
2. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 20, Page 159 and Misc. Book 20, Page 629 in said Probate Office.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 307, Page 423 in said Probate Office.
4. Agreement with Alabama Power Company by instrument recorded in Misc. Book 20, Page 626 in said Probate Office.

the purchase price recited above was paid by mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

BOOK 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, we have hereunto set OUR hand(s) and seal(s), this 31st day of August, 19 83

WITNESS:

Rec 1.50
Jud 1.00
2.50

STATE OF ALA. SHELBY CO. (Seal)
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)

1983 SEP 12 AM 8:49
(Seal)

William L. Dixon (Seal)
Linda D. Dixon (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William L. Dixon and wife, Linda D. Dixon 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 31st day of August, A. D., 19 83