

This instrument was prepared by 552  
(Name) Lamar Ham  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: John E. Taylor  
name  
2204 Baneberry Drive  
address  
Birmingham, AL 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA**

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$ 32,500<sup>00</sup> + mtg. Below

That in consideration of Ten and 00/100 ----- DOLLARS

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

John E. Taylor and wife, Susan B. Taylor  
(herein referred to as grantors) do grant, bargain, sell and convey unto

John E. Taylor and Susan B. 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 2307, according to the Survey of Riverchase Country Club, 23rd Addition as recorded in Map Book 10, page 11 A and B, in the Probate Office of Shelby County, Alabama.

BOOK 166 PAGE 822

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

Subject to that certain mortgage recorded in Book 134, page 580 in the said Probate Office.

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 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 26<sup>th</sup> day of August, 19 87.

WITNESS:  
1. Doc Tax \$ 32.50  
2. Mtg Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 36.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS (Seal)  
INSTRUMENT WAS FILED  
88 JAN 11 AM 10:35  
Thomas A. Snowden, Jr. (Seal)  
JUDGE OF PROBATE

John E. Taylor (Seal)  
John E. Taylor  
Susan B. Taylor (Seal)  
Susan B. Taylor

1. Doc Tax (Seal)  
2. Mtg Tax (Seal)  
3. Recording Fee  
4. Indexing Fee

General Acknowledgment

TOTAL

I, \_\_\_\_\_ the undersigned, a Notary Public in and for said County, in said State, hereby certify that John E. Taylor and wife, Susan B. 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 26<sup>th</sup> day of August A. D., 19 87

[Signature]  
Notary Public.