

294-1444

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

Inst # 1994-17813

This Instrument was
prepared by:

R. Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CRAIG B. TAYLOR
1362 DEARING DOWNS CR
HELENA, ALABAMA 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIVE THOUSAND NINE HUNDRED and 00/100 (\$105,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **THOMAS P. LEFEBVRE and SUSAN F. LEFEBVRE, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CRAIG B. TAYLOR and KAREN C. TAYLOR, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 14, ACCORDING TO THE SURVEY OF DEARING DOWNS THIRD ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993, which constitutes a lien, but are not yet due and payable until October 1, 1994.
2. Taxes and assessments for the year 1994, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
3. 35 foot building line as shown by recorded map.
4. 7 1/2 foot easement on West and Easement of undetermined width on Rear, as shown by recorded Map.
5. Restrictions appearing of record in Misc. Volume 36 page 492 and Real 168, page 109, in Probate Office of Shelby County, Alabama.
6. The OWNER'S policy to be issued hereunder will contain the following exception: Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

\$100,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

THOMAS P. LEFEBVRE IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED FILED FOR RECORD IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA,

06/03/1994-17813
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 17.50

DEBORAH B. LEFEBVRE HAVING DEPARTED THIS LIFE ON JULY 3, 1993.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **THOMAS P. LEFEBVRE** and **SUSAN F. LEFEBVRE, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of May, 1994.


THOMAS P. LEFEBVRE

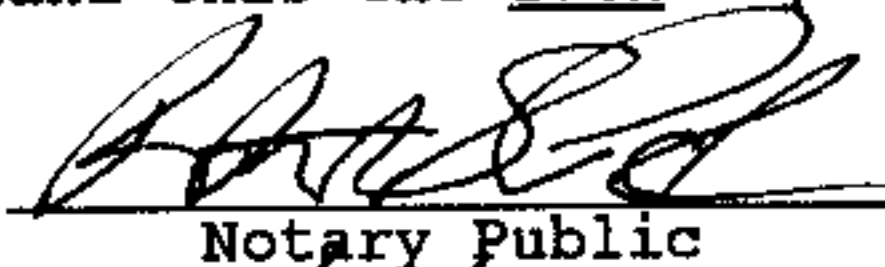

SUSAN F. LEFEBVRE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **THOMAS P. LEFEBVRE** and **SUSAN F. LEFEBVRE, HUSBAND AND WIFE**, 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of May, 1994.


Notary Public

My commission expires: 7/16/94

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