

SEND TAX NOTICE TO: SAMUEL B. TAYLOR AND KASEY I. TAYLOR 124 PALM DRIVE, ALABASTER, AL 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND AND NO/100 DOLLARS (\$127,000.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), TRACY HUBBARD AND WIFE, TONIA HUBBARD (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, SAMUEL B. TAYLOR AND WIFE, KASEY I. 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:

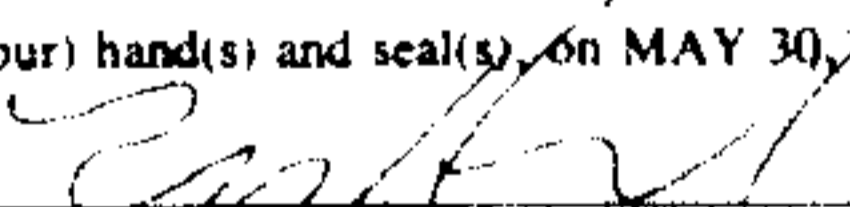
LOT 50, ACCORDING TO THE SURVEY OF OAKWOOD VILLAGE, PHASE ONE, AS RECORDED IN MAP BOOK 19, PAGE 163, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any
- (3) Subject to mineral and mining rights.
- (4) Subject to Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1995-09057.
- (5) Subject to 20 foot building line from Palm Drive as recorded in Plat Book 19, Page 163
- (6) Subject to 20 foot building set back line from Pebble Lane as recorded in Plat Book 19, Page 163
- (7) Subject to Easement 10 foot in the NW corner of property as recorded in Plat Book 19, Page 163
- (8) Subject to Easement to Southern Natural Gas as recorded in Deed Book 90, Page 333; Deed Book 90, page 445, Deed Book 212 Page 313.
- (9) Subject to 7.5 foot utility easement over the East and South sides of said lot as recorded in Plat Book 19, Page 163
- (10) Subject to Easement to Plantation Pipe Line Company as recorded in Deed Book 112, Page 364
- (11) Subject to Easement to Alabaster Water & Gas Board as recorded in Deed Book 278, Page 391
- (12) Subject to Easement to South Central Bell Telephone Company as recorded in Deed Book 337, Page 241 and Real Book 39, Page 365.
- (13) Subject to Right of Way to Shelby County as recorded in Deed Book 280, Page 340.
- (14) Subject to Restrictive covenants as recorded in Instrument # 1995-6027 and Instrument # 1995-16238

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 said GRANTEES, their heirs and assigns, that I(we) am(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, I(we) have hereunto set my(our) hand(s) and seal(s) on MAY 30, 2000

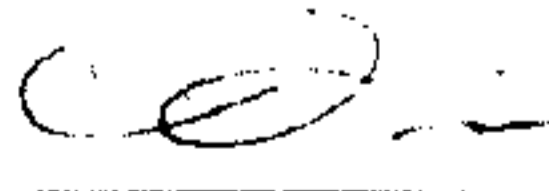
  
 \_\_\_\_\_  
 TRACY HUBBARD

  
 \_\_\_\_\_  
 TONIA HUBBARD

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that TRACY HUBBARD AND WIFE, TONIA HUBBARD, 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on MAY 30, 2000.

Inst # 2000-18757   
 \_\_\_\_\_  
 Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES Dec 30, 2001  
DONOR: (MRE) NOTARY PUBLIC EXP. 04/2003

06/06/2000-18757  
 01:17 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 SMA 135.50