


**This instrument prepared by:**  
Sandy F. Johnson  
Attorney at Law  
3170 Highway 31 South  
Pelham, AL 35124

  
20091026000401750 1/1 \$158.00  
Shelby Cnty Judge of Probate, AL  
10/26/2009 02:50:30 PM FILED/CERT

**SEND TAX NOTICE TO:**  
Francis J. Taylor  
Catherine A. Taylor  
216 Leaf Lane  
Alabaster, Alabama 35007

**WARRANTY DEED**

**STATE OF ALABAMA )**

**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of **One Hundred Forty Seven Thousand dollars and Zero cents ( \$147,000.00 )** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Marion Canada, an unmarried woman** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Francis J. Taylor and Catherine A. Taylor as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 54, according to the Survey of Greenfield, Sector Two, as recorded in Map Book 16, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor’s heirs, executors and administrators covenant with th e said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor’s heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful clai ms of all persons.

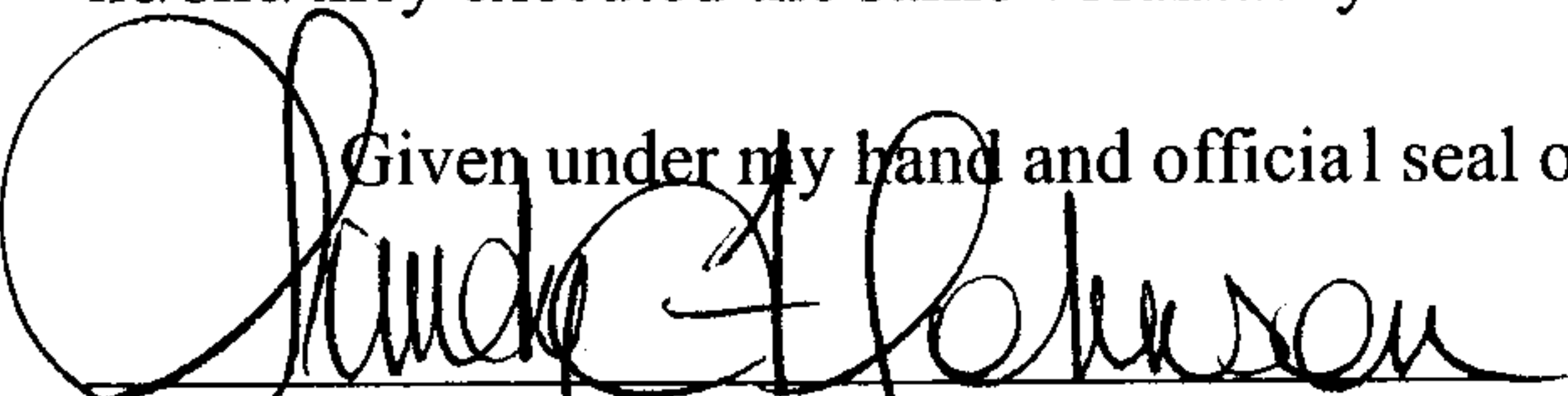
**IN WITNESS WHEREOF,** the undersigned have hereunto set our hands and seals on **28th day of September, 2009.**

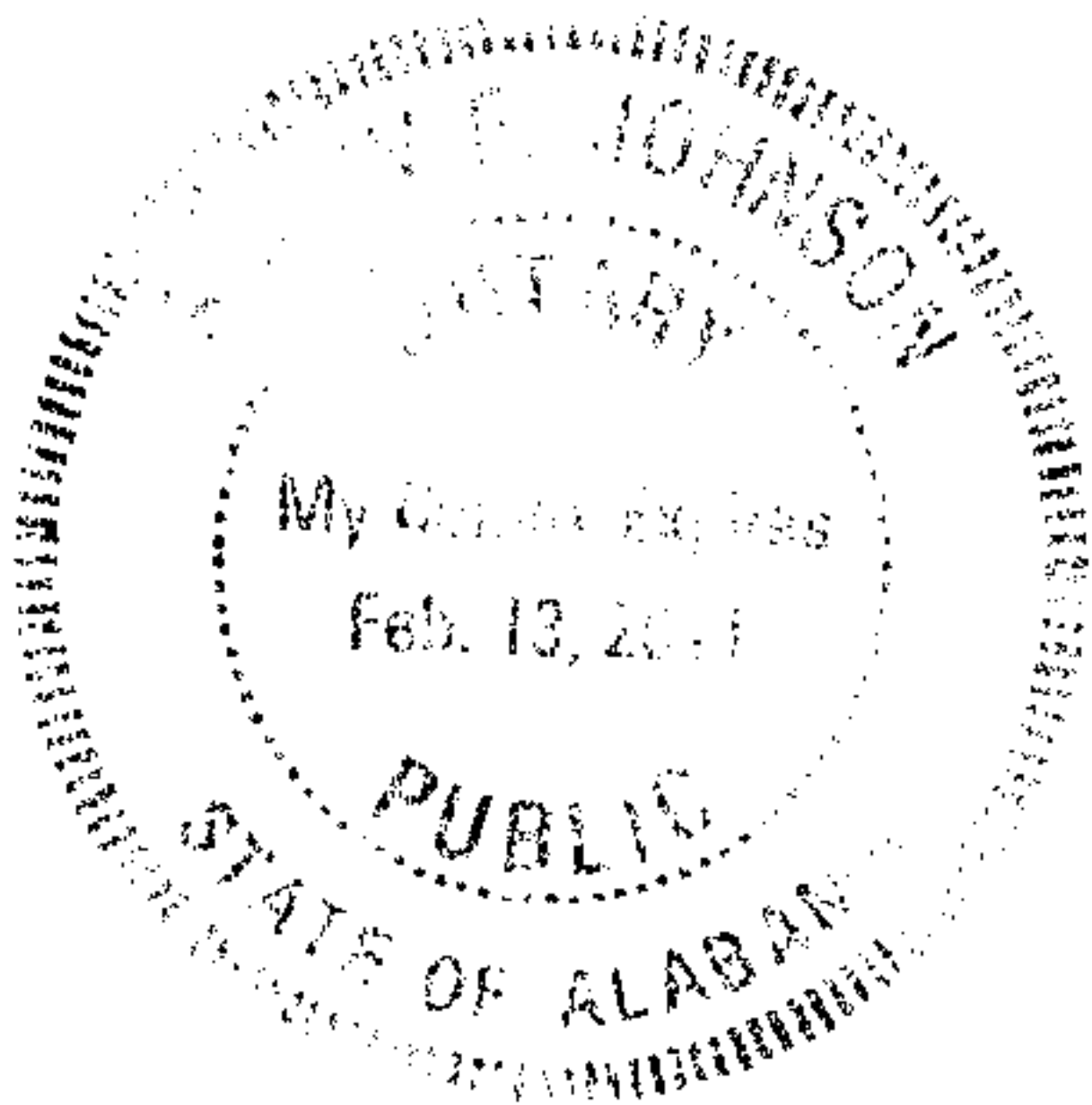
  
\_\_\_\_\_  
Marion Canada

\_\_\_\_\_

**STATE OF ALABAMA )**  
**JEFFERSON COUNTY )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Marion Canada** 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **28th day of September, 2009.**  
  
\_\_\_\_\_  
Notary Public  
Commission Expires:



FILE NO: 292382

Shelby County, AL 10/26/2009  
State of Alabama  
Deed Tax : \$147.00