

This instrument was prepared by

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(Name) Courtney H. Mason, Jr., Attorney at Law
(Address) P. O. Box 1007, Alabaster, Alabama 35007

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Shelby Cnty Judge of Probate, AL
09/02/1981 00:00:00 FILED/CERTIFIED

Form 1-1.5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Five Thousand and No/100 (\$45,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES R. AVERITT AND WIFE, SHERRY AVERITT

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

William R. Taylor and wife Diana C. Taylor

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 2, Block 1, according to the survey of Green Valley as recorded in Map Book 5, Page 94 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$42,750.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 24th day of August, 1981.

WITNESS: JAMES R. AVERITT (Seal)
SHERRY AVERITT (Seal)
JAMES R. AVERITT (Seal)
SHERRY AVERITT (Seal)
JUDGE OF PROBATE (Seal)

TEXAS
STATE OF XXXXXXXX }
HARRIS COUNTY } General Acknowledgment

the undersigned JAMES R. AVERITT AND WIFE, SHERRY AVERITT a Notary Public in and for said County, in said State, do hereby certify that 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 24 day of August A. D. 1981
J. W. EARLICH, JR. Public.
Notary Public in and for the State of Texas