

Send Tax Notice to:
Transamerica Financial Services, Inc.
3010 Cullman Avenue
Birmingham, Alabama 35208

This instrument prepared by:
John V. Lee
✓SIROTE, PERMUTT, FRIEND, FRIEDMAN,
HELD & APOLINSKY, P.A.
P. O. Box 3364-A
Birmingham, Alabama 35255

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned, Dick M. Taylor and wife, Marjorie D. Taylor (herein referred to as "Grantors"), in hand paid by Transamerica Financial Services, Inc. (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, the hereinafter described real estate situated in Shelby County, Alabama, to-wit:

From the Southeast corner of Section 4, Township 18 South, Range 1 East, go West along the Section line 3,960.25 feet; thence right 99° 33' 21", 864.77 feet to the south right of way of Highway #41 for a point of beginning. Thence, right 59° 27' 51", 200 feet; thence right 90°, 201.6 feet to the center of the creek. Thence right 96° 11' 07", 201.17 feet; thence, right 83° 48' 53", 179.93 feet to the point of beginning. Situated in Shelby County, Alabama, lying in the SE 1/4 of SW 1/4 Section 4, Township 18 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT: From the Southeast corner of Section 4, Township 18 South, Range 1 East, go West along Section line 3,960.25 feet; thence right 99° 33' 21", 864.77 feet to the South right of way of Highway #41 for a point of beginning. Thence, right 59° 27' 51", 80 feet; thence right 90°, 188.6 feet; thence right 96° 11' 07", 80.47 feet; thence right 83° 48' 53", 179.93 feet to the point of beginning. Situated in Shelby County, Alabama, lying in the SE 1/4 of the SW 1/4 of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama. Mineral and mining rights excepted.

This deed is given for a new and valuable consideration and is not a deed in lieu of foreclosure of that certain mortgage from Dick M. Taylor and wife, Marjorie D. Taylor, to Transamerica Financial Services, Inc., filed for record in the Probate Office of Shelby County, Alabama, on September 11, 1980, and recorded in Volume 405, Page 661, in said Probate Office. Said mortgage secures the payment of the principal sum of \$14,254.87.

This conveyance is executed voluntarily for the consideration stated herein, and the undersigned waive any and all rights of redemption, which they might have in connection with that certain mortgage referred to hereinabove.

This conveyance is made subject to the following:

1. 1981 ad valorem taxes.
2. 1982 ad valorem taxes, a lien but not yet due and payable.
3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantors do for themselves and their heirs and assigns, covenant with the said Grantee that they are lawfully seized of said premises in fee simple; that they are free from all encumbrances except as hereinabove stated; as aforesaid, and that they will, and their heirs and assigns shall warrant and defend the same unto the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the said Dick M. Taylor and wife, Marjorie D. Taylor, have hereto set their hands and seals this the 30th day of December, 1988.

Dick M. Taylor (SEAL)
Dick M. Taylor

Marjorie D. Taylor (SEAL)
Marjorie D. Taylor

WITNESS:

Marlene B. McQueen

STATE OF ALABAMA)

County of Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dick M. Taylor and wife, Marjorie D. Taylor, whose names 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of December, 1988.

Sandra H. Donaldson
Notary Public

My Commission Expires: 2-14-82

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Deed TAX \$0
Dec 3.00
Ind 1.00 1982 JAN -4 AM 9:36
4.50