

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Seven Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles M. Bayliss and wife, Susan C. Bayliss  
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. Kent Taylor and Debra 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:

See Exhibit "A" for legal description.

Subject to current taxes, easements, restrictions, and rights of way of record.

\$ 47,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 2nd day of June, 19 83

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Charles M. Bayliss (Seal)  
Charles M. Bayliss  
\_\_\_\_\_  
(Seal)  
Susan C. Bayliss (Seal)  
Susan C. Bayliss

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles M. Bayliss and wife, Susan C. Bayliss whose name 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 2nd day of June A. D., 19 83

[Signature]  
Notary Public.

EXHIBIT "A"

Begin at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of Section 13, Township 19 South, Range 2 West and run North along the Eastern line of said Quarter-Quarter Section a distance of 295.79 feet; thence turn an angle left  $82^{\circ}16'30''$  and run Northwesterly a distance of 413.92 feet; thence, turn an angle left  $76^{\circ}09'$  and run Southwesterly a distance of 60.67 feet; thence, turn an angle right  $78^{\circ}37'$  and run Northwesterly a distance of 111.82 feet; thence, turn an angle left  $25^{\circ}55'$  and run Southwesterly a distance of 122.61 feet; thence turn an angle left  $74^{\circ}10'$  and run Southerly a distance of 253.30 feet; thence turn an angle left  $87^{\circ}39'30''$  and run East along the South line of said Quarter-Quarter Section a distance of 661.63 feet to the Point of Beginning.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED

1983 JUN 16 PM 12:42

*see Mtg 432 - Hall*  
*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

<i>Deed</i>	Tax	10.00
<i>Rec</i>		3.00
<i>Just</i>		1.00
		<hr/>
		14.00