

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) BIRMINGHAM, ALABAMA 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100TH (\$94,750.00) DOLLARS

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

ROBERT K. TAYLOR AND WIFE, P. CAROL TAYLOR
(herein referred to as grantors) do grant, bargain, sell and convey unto
DAVID B. O'NEAL AND WIFE, LIZA O'NEAL

(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 23, in Block 1, according to the Plat of Selkirk, a sub-division of Inverness, as recorded in Map Book 6, page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$90,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS: _____

GRANTEES' ADDRESS: 2909 Selkirk Circle, Birmingham, AL 35243

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 28TH day of JUNE, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
451-581
1984 JUN 29 PM 6:31

Deed tax 500
We 750
End 100
750

Robert K. Taylor
ROBERT K. TAYLOR
P. Carol Taylor
P. CAROL TAYLOR

Thomas A. [Signature]
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ROBERT K. TAYLOR AND P. CAROL 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 the conveyance THEY HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of JUNE, A. D., 19 84