

SEND TAX NOTICE TO:

(Name) Gary L. Taylor
5215 Harvest Ridge Lane
(Address) Birmingham, AL 35243

This instrument was prepared by 237

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Six Thousand Five Hundred & no/100--DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joseph A. Linderer and wife, Maxine A. Linderer

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

Gary L. Taylor and Verona Joye 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:

Lot 3, according to the Survey of Meadow Brook, 11th Sector,
as recorded in Map Book 9, page 6, A & B, in the Probate
Office of Shelby County, Alabama.

BOOK 079 PAGE 168

Subject to taxes, easements and restrictions of record.

\$117,200.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

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 20th day of June, 1986

WITNESS:

- 1. Deed Tax \$29.50
- 2. Mtg. Tax
- 3. Recording Fee 3.50
- 4. Indexing Fee 1.00

STATE OF ALA. SHELBY (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1986 JUL -3 AM 8:44

Joseph A. Linderer (Seal)
Joseph A. Linderer (Seal)
Maxine A. Linderer (Seal)

TOTAL 33.00
STATE OF ALABAMA
JEFFERSON

COUNTY }
CLERK OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Linderer and wife, Maxine A. Linderer 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 1986

William Halbrooks