

This instrument was prepared by:

(Name) Robert L. Williams, Jr., P.C.

(Address) One Perimeter Park South, Suite 320 South Tower, Birmingham, AL. 35243

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

) KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY)

That in consideration of SIXTY-SEVEN THOUSAND and NO/100 Dollars (\$67,000.00) paid in part by a Mortgage of \$59,114.00 filed simultaneously with this instrument, to the undersigned Grantor, NICHOLS & HILL CONSTRUCTION COMPANY, INC., a Corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

DONALD TAYLOR and wife, SANDRA S. 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, a more particular description being as follows:

Lot 8-A, Block 3, according to a Resurvey of Lots 7 through 12 of Block 3, of a Resurvey of Breckenridge Park, as recorded in Map Book 11, Page 6, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

1. Deed Tax \$ 8.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 11.50

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

88 APR 14 AM 10:52

William P. Thompson, Jr.
JUDGE OF PROBATE

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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, WILLIAM DAVID NICHOLS, who is authorized to execute this conveyance, has hereto set its signature and seal, this 11TH day of APRIL, 1988.

ATTEST:

Secretary

BY: *William David Nichols*
WILLIAM DAVID NICHOLS, President
Nichols & Hill Construction Co., Inc.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Robert L. Williams, Jr., a Notary Public in and for said County in said State, hereby certify that WILLIAM DAVID NICHOLS, whose name as President of NICHOLS & HILL CONSTRUCTION CO., INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal, this the 11TH day of APRIL, 1988.

Robert L. Williams, Jr.
Notary Public