

SEND TAX NOTICE TO:

(Name) Jeffrey A. Taylor
Lee S. Taylor
(Address) 5505 Parkside Dr.
Birmingham, AL 35242

2759

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thousand and 00/100 DOLLARS

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

Jeff S. Pope and wife, Leah T. Pope

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

Jeffrey A. Taylor and Lee S. 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 67, according to the survey of Oak Ridge, 1st Sector,
as recorded in Map Book 9, Page 176 in the Probate Office of Shelby
County, Alabama.

Subject to:

Advalorem taxes for the year 1991 which are a lien but are not due and payable
until October 1, 1991.

Existing easements, restrictions, set-back lines, limitations, of record.

\$99,094.00 of the consideration was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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1	Doc. Tax	1.00
2
3
4
5
6
Total		7.50

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 24

day of May 24, 1991

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

91 JUN 10 AM 10:48

JUDGE OF PROBATE

STATE OF ALABAMA }
Madison COUNTY }

Jeff S. Pope (Seal)

Leah T. Pope (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff S. Pope and wife, Leah T. Pope whose name & 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 24 day of May, A.D. 1991

CORLEY, MONCUS & WARD, P.C.

Notary Public