

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Kenneth W. Taylor
(Address) 2627 Valleydale Road
Birmingham, Alabama 35244

PARTNERSHIP WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY ONE THOUSAND SIX HUNDRED FIFTY AND NO/100ths (\$71,650.00 DOLLARS)

to the undersigned grantor, Valleydale Partnership, an Alabama General Partnership a (general) (limited) a partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kenneth W. Taylor and wife, Debora S. Taylor

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SE 1/4 of the NE 1/4 of Section 16, Township 19 South, Range 2 West and part of the SW 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the above said SE 1/4 of the NE 1/4 of Section 16 and in a Northerly direction along the East line of said 1/4 1/4 run a distance of 250.0 feet, to the point of beginning; thence turn an angle of 88 deg. 30 min. to the left for a distance of 268.47 feet to the Southerly right of way line of the County Road; thence turn an angle of 150 deg. 16 min. 24 sec. to the right along said right of way for a distance of 398.0 feet; thence turn an angle of 99 deg. 56 min. 06 sec. to the right for a distance of 207.63 feet; thence turn an angle of 109 deg. 01 min. to the right for a distance of 147.48 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$50,155.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

Partner(s), who (is) (are)

this the 1229th day of October, 19 91

Valleydale Partnership, an Alabama General Partnership

By Vernon R. Ray, Jr. Partner

By C. S. Givinanpour Partner

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA
SHELBY

COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that

Vernon R. Ray, Jr. and Charles S. Givinanpour

whose name(s) as general partner(s) of Valleydale Partnership, an Alabama General Partnership
a (n) Alabama (state) (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 29th day of October, 19 91

AFFIX NOTARIAL SEAL

Richard D. Mink
Notary Public

My commission expires: 10-23-93

RICHARD D. MINK
MY COMMISSION EXPIRES
10/23/93

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 NOV -4 AM 9:46

Richard D. Mink
JUDGE OF PROBATE

1. Deed Tax	\$ 21.50
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 8.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 30.50
Total	\$ 67.00

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227
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