

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FORTY FIVE THOUSAND & NO/100----
(\$245,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Donald J.
Lloyd and wife, Susan E. Lloyd (herein referred to as grantor, whether one or
more), grant, bargain, sell and convey unto Sun Taylor (herein referred to as
grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 16, according to the Map and Survey of Indian Highlands Estates, as
recorded in Map Book 13, Page 69, in the Probate Office of Shelby County,
Alabama.

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

GRANTEES' ADDRESS: 8008 Woodfern Drive, Indian Springs, Alabama 35124
TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns
forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with said grantee, his, her or 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 stated 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
grantee, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 11th day of
March, 1994.

Donald J. Lloyd (SEAL)
Donald J. Lloyd
Susan E. Lloyd (SEAL)
Susan E. Lloyd

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Donald J. Lloyd and wife, Susan E. Lloyd 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 11th day of March A.D., 1994

[Signature]
Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Inst. # 1994-09218

03/22/1994-09218
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 253.50

Inst # 1994-09218