

This instrument prepared by:
John N. Randolph, Attorney
Srote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Robert B. Taylor
Brenda C. Taylor
3629 Wyngate Lane
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Jefferson County

That in consideration of **Three Hundred Sixty-Two Thousand Five Hundred Ninety and 00/100'S *** (\$362,590.00) Dollars** to the undersigned grantor, Wedgworth Construction Company, Inc., a corporation, in hand paid by Robert B. Taylor and Brenda C. Taylor, the receipt whereof is acknowledged, the said **Wedgworth Construction Company, Inc.** does by these presents, grant, bargain, sell and convey unto **Robert B. Taylor and Brenda C. Taylor**, as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 9, Block 4, according to the Map of Wyngate, First Sector, as recorded in Map Book 11, page 13, and amended in Map Book 11, Page 81, and further amended in Map Book 12, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 50 foot building line South as shown on record map.
3. 7.5 foot easement East as shown on record map.
4. 20 foot easement North as shown on record map.
5. Easement of varying width Northeast as shown on record map.
6. Restrictions as set forth in Real 133, page 224, and amended in Instrument #1993-488, as recorded in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabama Power Company as set forth in Deed Book 179, page 360 and Real 140, page 713 and Real 142, page 159 as recorded in the Probate Office of Shelby County, Alabama.
8. Agreement with Alabama Power Company as set forth in Real 140, page 734 in the Probate Office of Shelby County, Alabama.
9. Mineral and mining rights and rights incident thereto recorded in Real 101, page 948, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Robert B. Taylor and Brenda C. Taylor, 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 said Wedgworth Construction Company, Inc. does for itself, its successors and assigns, covenant with said Robert B. Taylor AND Brenda C. Taylor, their heirs and assigns, that it 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 Robert B. Taylor AND Brenda C. Taylor, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Wedgworth Construction Company, Inc. by Michael W. Wedgworth, President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May, 1994.

Wedgworth Construction Company, Inc.

x *Michael W. Wedgworth*
by, Michael W. Wedgworth, President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael W. Wedgworth, President, of Wedgworth Construction Company, Inc., a corporation, whose name as such officer 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 31st day of May, 1994.

[Signature]
Notary Public
Affix Seal

06/06/1994-18154
01:33 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 81.50

Inst # 1994-18154