

\$1,000

This instrument was prepared by:

Paul F. Meyers, II
Attorney At Law
2841 Montgomery Highway
Post Office Box 645
Dothan, Alabama 36302

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

}

Know all men by these presents: That in consideration of ten dollars and other valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged I,

Linda G. Snider, a married woman,

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

Terry Taylor and wife, Deborah Taylor

(herein referred to as Grantees) for and during their joint lives as joint tenants 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 to-wit:

Commence at the NW corner of the NE $\frac{1}{4}$ - SE $\frac{1}{4}$, Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence S03°28'10"W (486.54' actual distance) (By deed 429.91 feet to an iron pin); thence S69°08'57"E, 89.81 feet to an iron pin; thence N43°52'E, 120 feet to an iron pin; thence S69°08'57"E, 141.88 feet to a set Re-bar, which is the point of beginning; thence N43°52'05"E, 193.27 feet to a set Re-bar; thence S66°39'57"E, 248.18 feet to a set Re-bar, which is located on the Northwest right-of-way of County Road No. 333; thence S43°52'W along said right of way, 181.58 feet to a set Re-bar, thence

RETURN TO:
JIM WALTER HOMES, INC.
P.O. BOX 31601
TALLAHASSEE, FL 32311-3601

Inst # 1996-10293

03/29/1996-10293
11:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCO 12.00

Inst # 1996-10293

N69°08'57"W, 252.52 feet to a set Re-bar, which is the point of beginning. Containing 1.0 acres, more or less.

Parcel of land lying in the NE¼ - SE¼, Section 15, Township 20 South, Range 1 West, Shelby County, Alabama.

To Have and to Hold Unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this the 15 day of March 1996.

WITNESS:

Linda G. Snider
Linda G. Snider

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Linda G. Snider, whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of March 1996.

Margaret R. Smith
NOTARY PUBLIC
my comm. expires:

Grantee's address:

715
6th Hy 333
Columbiana, AL
35251

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