

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

Inst # 1996-21092

07/01/1996-21092  
11:54 AM CERTIFIED  
SHELBY COUNTY INDEX OF PROBATE  
001 SMA 15.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY TWO THOUSAND & NO/100----  
(\$122,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, Michael R. Jenkins and  
wife, Kathryn Jenkins (herein referred to as grantors), do grant, bargain, sell  
and convey unto Eric C. Talyor and wife, Mary L. Talyor (herein referred to as  
GRANTEES) for and during their joint lives 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:

Lot 10, Royal Pines, Phase II, as recorded in Map Book 15 page 19 in the  
Probate Office of Shelby County, Alabama; being situated in Shelby County,  
Alabama.

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


\$115,900.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

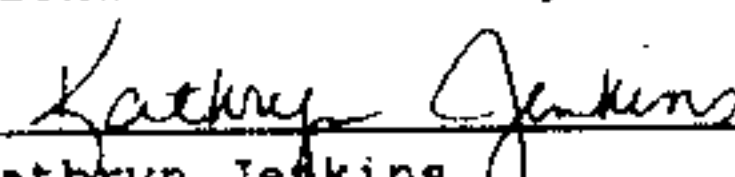
GRANTEES' ADDRESS: 113 Griffin Drive, Helena, Alabama 35080.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives 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, together with every contingent  
remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of  
June, 1996.

  
Michael R. Jenkins (SEAL)

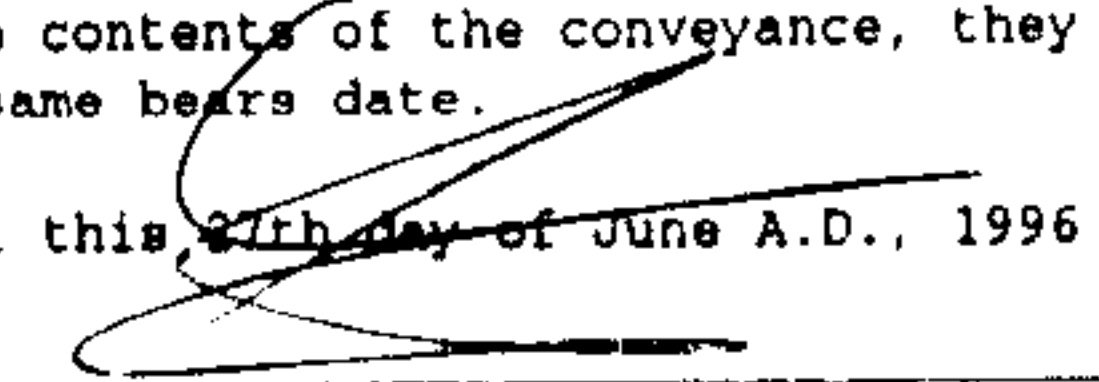
  
Kathryn Jenkins (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Michael R. Jenkins and wife, Kathryn Jenkins 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 27th day of June A.D., 1996

  
Notary Public