

09/05/1996-29246
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DEBORAH H. AENCHBACHER
219 CARL NICHOLS DRIVE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY SEVEN THOUSAND NINE HUNDRED and 00/100 (\$67,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DONALD TAYLOR, A MARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DEBORAH H. AENCHBACHER, A MARRIED WOMAN and DONALD L. HORTON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 8, IN BLOCK 1, ACCORDING TO THE RESURVEY OF LAUREL CLIFFS, AS RECORDED IN MAP BOOK 12, PAGE 35, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Transmission line permits to Alabama Power Company as recorded in Deed book 101, Page 517; Deed book 105, Page 22; and Deed book 170, Page 290, in Probate Office.
3. Agreement with Alabama Power Company as recorded in Real Record 172, page 422, in Probate Office.
4. Easements as to underground cables, as recorded in Real Record 172, page 428, in Probate Office.
5. Restrictive covenants as shown on recorded map of said subdivision.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR HIS RESPECTIVE SPOUSE.

\$54,320.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DONALD TAYLOR, A MARRIED MAN, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of August, 1996.


DONALD TAYLOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DONALD TAYLOR, A MARRIED MAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of August, 1996.


Notary Public

My commission expires: 7/16/98

Inst # 1996-29246

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