

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

500.00

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Lloyd Taylor and wife, Martha H. Taylor, (herein referred to as grantor), whether one or more, grant, bargain, sell and convey unto Michael Taylor and wife, DeAnne Taylor, (herein referred to as GRANTEES, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Inst # 1996-31274

A tract of land situated in the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the NE 1/4 of Section 1, Township 21 South, Range 1 East; thence run North along the East line of said 1/4-1/4 section a distance of 160.55 feet; thence turn an angle of 90 deg. 05'30" to the left and run Westerly a distance of 312.31 feet to a point on the West margin of a County Road and North line of a 25 foot easement for a roadway; thence continue in the same direction along the North line of said easement a distance of 73.55 feet to the point of beginning; thence continue in the same direction along the North line of said easement a distance of 168.86 feet; thence turn an angle of 77 deg. 07' to the right and run Northwesterly a distance of 207.42 feet to the SE corner of the Brown lot; thence turn an angle of 3 deg. 08' to the left and continue Northwesterly along the East line of Brown lot a distance of 125.0 feet to the SE right of way line of County Highway #61; thence turn an angle of 70 deg. 00' to the right and run a distance of 83.70 feet along said right of way line; thence turn an angle of 99 deg. 55'58" to the right and run Southwesterly a distance of 413.70 feet to the point of beginning; being situated in Shelby County, Alabama.

This instrument prepared without evidence of title condition. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

Subject to easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said grantee, his, her or their heirs and assigns, forever.

09/20/1996-31274
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SHELBY COUNTY JUDGE OF PROBATE
002 NC3 11.50

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 the 20th day of September, 1996.

Lloyd B. Taylor (SEAL)
Lloyd Taylor

Martha H. Taylor (SEAL)
Martha H. Taylor

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lloyd Taylor and wife, Martha H. Taylor, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, 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 on this the 20th day of September, 1996.

[Signature]
Notary Public
My Commission Expires: _____

✓ Send Tax Notice To:
Michael and DeAnne Taylor
253 County Rd. 882
Jemison, AL 35085

This instrument was prepared by:
William P. Powers
P.O. Box 1626
Columbiana, AL 35051
Telephone: (205) 669-9620

Inst # 1996-31274

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