

SEND TAX NOTICE TO:

(Name) Timothy D. Taylor

(Address) 70 Pine Knoll Circle
Shelby, Ala 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twelve Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MELINDA H. JENKINS, a single woman,

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

TIMOTHY D. TAYLOR and wife, CAROLINE BETH TAYLOR,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to wit:

Lot 3, according to the survey of Bentley Addition to Shelby Shores, Sector II, as recorded in Map Book 13, Page 16 in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$89,600.00 of the above recited purchase price was paid from a mortgage recorded simultaneously.

Inst # 1996-40697

12/10/1996-40697
03:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 31.00

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seals, this 9th day of December, 19 96

WITNESS:

(Seal) _____ (Seal) Melinda H. Jenkins (Seal) _____ (Seal) _____ (Seal) _____ (Seal) _____

STATE OF ALABAMA }
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Melinda H. Jenkins, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December, A. D., 19 96

[Signature]
My Commission Expires: 10/16/2000
Notary Public

MTA