

This instrument was prepared by:  
Kelley Winston  
Law Offices of Raymond C. Winston  
1800 12th Avenue South  
Birmingham, AL 35205

Send Tax Notice to:  
Thomas Lanny Taylor  
5405 Brooke Trace  
Birmingham, AL 35242

Inst # 2000-36134

## WARRANTY DEED, Joint Tenants with Right of Survivorship

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS** That in consideration of **One Hundred Eighty Eight Thousand and 00/100 Dollars (\$188,000.00)** to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Scotch Building & Development, Co., Inc.** (herein referred to as grantors, whether one or more) do, grant, bargain, sell and convey unto **Thomas Lanny Taylor and Anna Renee Taylor** (herein referred to as Grantees, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, Block 2, according to the Survey of Lincoln Park, as recorded in Map Book 3, page 145 in the Probate Office of Shelby County, Alabama.

Subject to:


1. Ad valorem taxes and assessments not yet due and payable.
2. All easements, rights-of-way, restrictions, and reservations of record.
3. Subject to Sinkholes.

\$150,100.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee 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 Grantee herein shall take as tenants in common.

AND, we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 12th day of October, 2000.

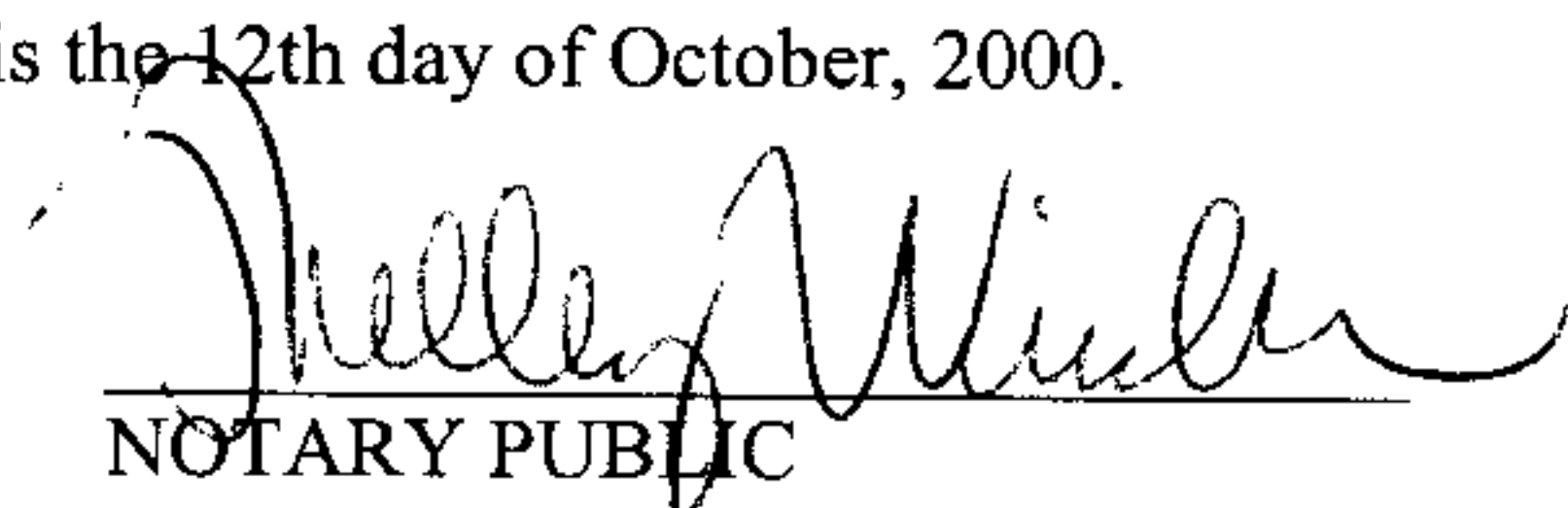
 (Seal)  
**Scotch Building & Development Co., Inc., Grantor**  
By: **Joe Scotch, Vice President**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Joe Scotch whose name as vice-president of Scotch Building & Development Co., Inc., a corporation**, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of October, 2000.

MY COMMISSION EXPIRES  
OCTOBER 8, 2001

  
NOTARY PUBLIC

10/17/2000-36134  
01:49 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 52.00

**EXHIBIT "A"**

**Lot 9, Block 2, according to the Survey of Lincoln Park, as recorded in Map Book 3, page 145 in the Probate Office of Shelby County, Alabama.**

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01:49 PM CERTIFIED  
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