

This instrument was prepared by:

Stephen D. Keith, Attorney at Law  
One Chase Corporate Center  
Suite 490  
Birmingham, Alabama 35244

Please Send Tax Notice to:

John W. Taylor  
924 Willow Creek Place  
Alabaster, Alabama 35007

Inst # 2001-11018

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF Shelby**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ten Dollars and in satisfaction of that certain divorce decree between the parties herein** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **John W. Taylor, unmarried, and Kami Y. Taylor, unmarried** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **John W. Taylor**, (hereinafter referred to as Grantee), his heirs and assigns, forever,, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 21, according to the Survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102, Shelby County, Alabama Records.

Subject to:

1. Taxes for the year 2001 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

Note: The approximate value of the property herein conveyed is \$5,000.00

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 15 day of March, 2001.

  
\_\_\_\_\_  
John W. Taylor

  
\_\_\_\_\_  
Kami Y. Taylor

State of Alabama     )  
                                  )  
Shelby County        )

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that John W. Taylor and Kami Y. Taylor whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 15 day of March in the year 2001.

  
\_\_\_\_\_  
Notary Public

My Commission Expires

3/2/2004

03/26/2001-11018

12:56 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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