

SEND TAX NOTICE TO:

(Name) Timothy E. Taylor
141 Calumet Drive
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred sixty-two thousand and no/100 (\$162,000.00) DOLLARS

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

Jason D. Cook and his wife Leann W. Cook

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

Timothy E. Taylor and Amy G. 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 17, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$153,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

01/11/2002-02089
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 22.50

Inst # 2002-02089

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, we have hereunto set our hand(s) and seal(s), this 12 day of September, 2001

WITNESS:

(Seal)
(Seal)
(Seal)

Jason D. Cook (Seal)
JASON D. COOK
Leann W. Cook by Jason D. Cook as her Attorney in Fact (Seal)
LEANN W. COOK
by Jason D. Cook as her Attorney in Fact (Seal)
in Fact

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason D. Cook a married man 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of September, 2001 A. D.,
Patricia K. Martin
Notary Public

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify Jason D. Cook whose name as Attorney in Fact under Specific Durable Power of Attorney for Leann W. Cook, a married woman 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, he in his capacity as such Attorney in Fact under Power of Attorney for Leann W. Cook executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of September, 2001.

Tatiana K. Natter
NOTARY PUBLIC

My commission expires: 6/28/2004

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