

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Heber Gonzalez and Dolores Gonzalez
1725 Robinhood Lane
Clearwater, FL 33764

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Fifteen thousand and no/100 (\$15,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Bo James Taylor, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Heber Gonzalez and Dolores Gonzalez** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This property does not constitute the homestead of the grantor nor his spouse.

To Have and to Hold to 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or 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 1st day of June, 2004.

Witness

Bo James Taylor

Bo James Taylor

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Bo James Taylor, a married man**, 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 of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of June, 2004.

[Signature]

Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the southeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama and run thence westerly along the south line of said quarter-quarter section a distance of 15.25' to the point of beginning of the property being described; thence continue along last described course a distance of 112.75' to a point; thence turn 88 degrees 40 minutes 42 seconds right and run northerly 296.00' to a point; thence turn 92 degrees 44 minutes 18 seconds right and run easterly 182.20' to a point; thence turn 100 degrees 42 minutes 05 seconds right and run south-southwesterly 298.06' to the point of beginning.

Also a non-exclusive 15' easement over the existing roadway east of and contiguous with the east line of the property herein conveyed for the purposes of ingress and egress only.