

This instrument was prepared by

WPC & ASSOCIATES LLC
2 OFFICE PARK CIRCLE
SUITE 105
BIRMINGHAM, ALABAMA

Send Tax Notice To:

SPENCER E. TAYLOR JR.
MICHELLE TAYLOR
305 LIME CREEK CIRCLE
CHELSEA, ALABAMA 35043

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NINETY SEVEN THOUSAND AND Dollars
EIGHT HUNDRED AND NINETY ONE
(\$ 197,891.00) to the undersigned grantor, or grantors in hand paid by the GRANTEES
herein, the receipt whereof is acknowledged, we, LARRY KENT DBA LARRY KENT
HOMEBUILDING CO

a corporation (herein referred to as Grantor, whether one or more) do, grant, bargain, sell and
convey unto SPENCER E. TAYLOR JR AND MICHELLE TAYLOR, HUSBAND
AND WIFE

(herein referred to as Grantee, whether one or more), for and during their joint lives and upon
the death of either of them, then to the survivor of them in fee simple, together with every
contingent remainder and right of reversion, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

LOT 62, ACCORDING TO THE MAP AND SURVEY OF LIME CREEK AT
CHELSEA PRESERVE, SUBDIVISION I, AS RECORDED IN MAP BOOK
32, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$ 204,421 IS RECORDED HEREWITH

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of
survivorship, their heirs and assigns, forever, it being the intention of the parties to this

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STATE OF ALABAMA

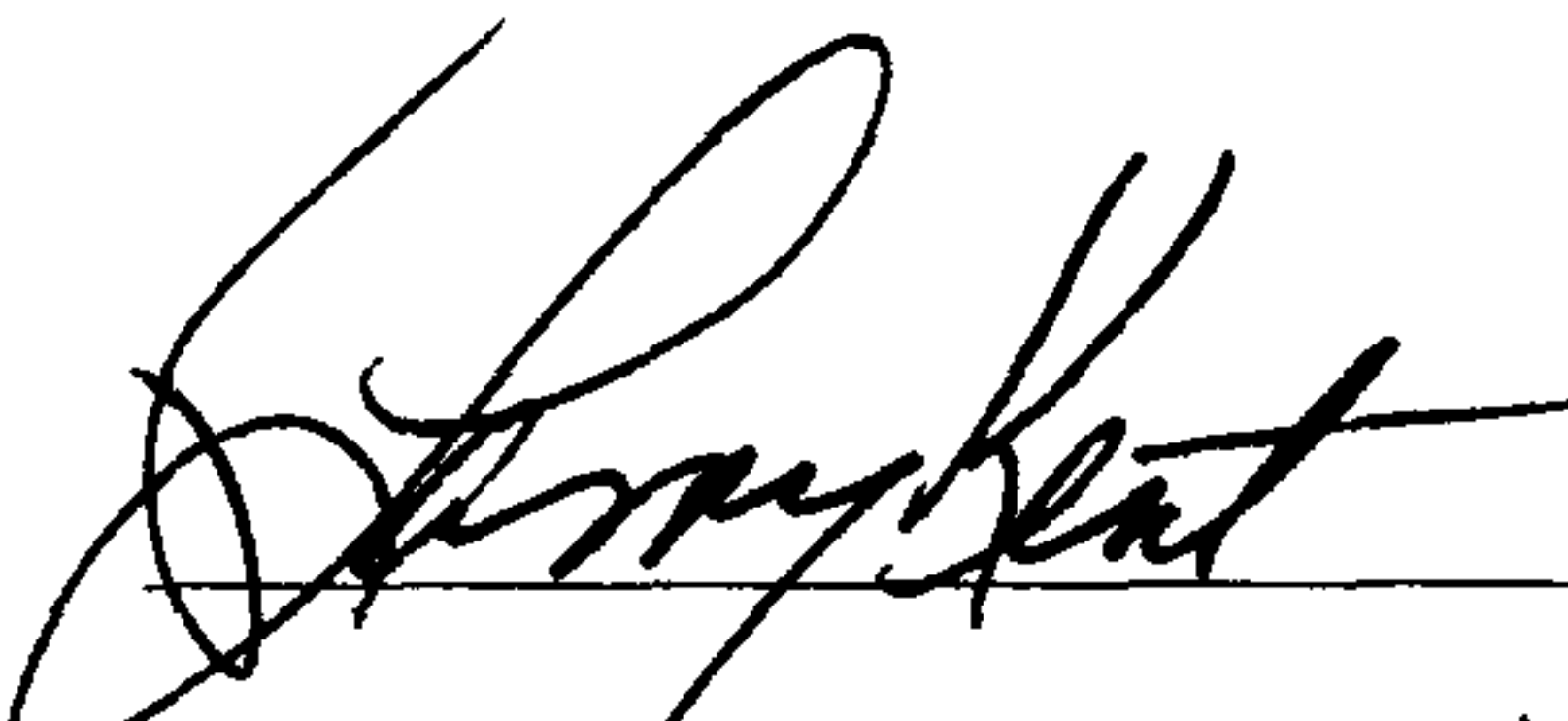
COUNTY OF SHELBY

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, the said GRANTOR, by its
President, LARRY KENT

who is authorized to execute this conveyance, has hereto set its signature and seal, this the
18TH day of JUNE , 20 04 .


its President

(Seal) _____ (Seal)

(Seal) _____ (Seal)

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COUNTY OF SHELBY

General Acknowledgment

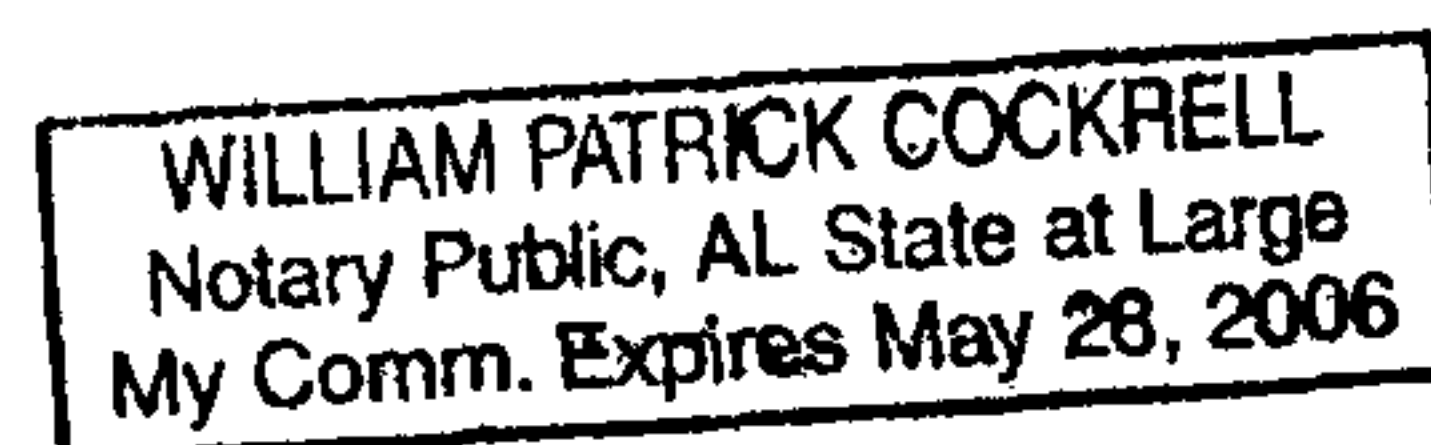
I, WILLIAM PATRICK COCKRELL a Notary Public in and for said
County in said State, hereby certify that
whose name as _____ President of
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he, as such officer
and with full authority, executed the same voluntarily for and the act of said corporation,

18TH

Given under my hand and official seal, this the _____ day of
JUNE 20 04.



Notary Public



Return to:

WPC & ASSOCIATES LLC
2 Office Park Circle, Suite 105
BIRMINGHAM, AL 35223
ph 870-0411
fx 870-0311