

This instrument was prepared by  
(Name) J. T. Tully  
(Address) 5346 Stadium Trace Pkwy. Ste 114  
Hoover, AL 35244

Send Tax Notice To: Dianne S. Taylor  
name  
201 Hickory Point Lane  
address  
Helena, AL 35080

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY ONE THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$141,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Johnny M. Flowers, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto Dianne S. Taylor and Joseph Devin 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 30, according to the Survey of Hickory Point, as recorded in Map Book 23,  
Page 43, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way  
of record, mineral and mining rights.

\$ 143,696.10 of the purchase price was provided by a mortgage loan closed  
simultaneously herewith.

This property is not the homestead of the Grantor herein or his spouse.

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, I have hereunto set my hand(s) and seal(s), this 6th  
day of January, 2005.

\_\_\_\_\_  
(Seal)  
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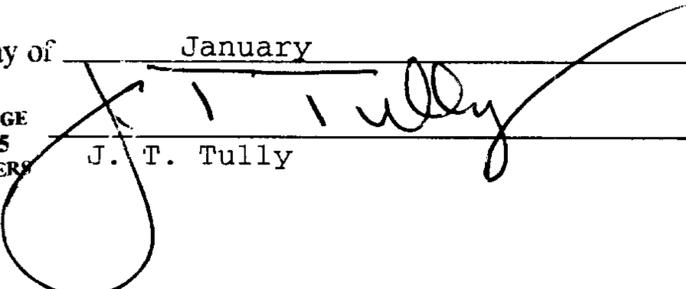
STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, J. T. Tully, a Notary Public in and for said County, in said State, hereby certify that  
Johnny M. Flowers, a married man  
whose name(s) 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 executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 6th day of January A.D., 2005

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 3, 2005  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

  
\_\_\_\_\_  
J. T. Tully Notary Public