20051019000542490 1/1 $61.00
Shelby Cnty Judge of Probate,AL
10/19/2005 10:02:48AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

James E. Roberts
P. O. Box 430224
Birmingham, Alabama 35243

Send Tax Notice To:

Janice W. Whitaker
1285 Mimosa Road
Leeds, AL 35094

WARRANTY DEED (Without Survivorship)

value $50,000

STATE OF ALABAMA)
SHELBY COUNTY) **KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of Five Hundred and no/100 Dollars ($500.00), and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged,

Janet I. Taylor, a widow,

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

Janice W. Whitaker, a married woman,

(herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

All my right, title and interest in and to that certain property known as the Taylor Family Subdivision as recorded in Map Book 34, Page 146 in the office of the Judge of Probate of Shelby County, Alabama, being Lots 1, 2, 4, and 5.

Being a portion of the property deeded to myself, Janet Taylor, and my deceased husband, Robert H. Taylor, by Willie C. Isbell and Edna G. Isbell, as recorded in Deed Book 185, Page 58 on September 29, 1956. Upon my husband's death, his Will was probated in the Probate Court of Shelby County, Alabama in Case No. PR2002000119. Such Will devised his right, title, and interest in and to the subject property to me. The Estate of Robert H. Taylor was closed on 31st day of October, 2003.

I previously subdivided the above-referenced property according to the Shelby County regulations for a family subdivision. Portions of the property originally granted to myself and my husband have been deeded by me to one or more of my children. The purpose of this deed is to convey any and all property which is owned by myself at the time of this conveyance to my daughter Janice W. Whitaker.

LESS AND EXCEPT any portion of the subject property previously conveyed.

Subject to:
1. Any and all easements and restrictions of record.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

The subject property is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And GRANTOR do for herself and for her heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her 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 the 1st day of September, 2005.

Janet I. Taylor (Seal)
Janet I. Taylor

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Janet I. Taylor, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of September, 2005.

Mary Christina Evans
Notary Public

[SEAL]

My commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: MAY 28, 2007 BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 10/19/2005
State of Alabama

Deed Tax:$50.00