20060118000028400 1/1 $30.50
Shelby Cnty Judge of Probate, AL
01/18/2006 03:11:03PM FILED/CERT

SEND TAX NOTICE TO: JAMIE CATTERTON
100 BROOK HIGHLAND COVE
BIRMINGHAM, ALABAMA 35242

Shelby County, AL 01/18/2006
State of Alabama

Deed Tax:$19.50

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of $192,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **CHRISTOPHER G. TAYLOR, A MARRIED MAN, and FRANK D. TAYLOR, A MARRIED MAN,** (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JAMIE CATTERTON, AN UNMARRIED WOMAN,** (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF THE VILLAGE AT BROOK HIGHLAND, AS RECORDED IN MAP BOOK 24, PAGE 93, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

$152,800.00 and $20,000.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns , and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of January, 2006.

WITNESS:

_____ (L.S.)
CHRISTOPHER G. TAYLOR

_____ (L.S.)
FRANK D. TAYLOR

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that CHRISTOPHER G. TAYLOR, A MARRIED MAN, and FRANK D. 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 12th day of January, 2006.

Notary Public

My commission expires:

Prepared by
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243