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20060803000373950 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/03/2006 08:44:56AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

J. DEVIN TAYLOR
201 HICKORY POINT LANE
HELENA, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

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

APR 1 2006

Know All Men by These Presents: That in consideration of **NO DOLLARS 00/100 (\$00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, **DIANNE S. TAYLOR, A MARRIED WOMAN AND JOSEPH DEVIN TAYLOR AND JENNIFER T. TAYLOR, HUSBAND AND WIFE**, the receipt of which is acknowledged, I/we, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **J. DEVIN TAYLOR and JENNIFER T. TAYLOR, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) 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:

1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. BUILDING AND SETBACK LINES OF 20 FEET AS RECORDED IN MAP BOOK 23, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. 10 FOOT EASEMENT ALONG REAR LOT LINE AS PER PLAT.
4. SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN)AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 1998-13250 AND INSTRUMENT NO. 1999-12057, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 1999-12057 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 271, PAGE 715 AND DEED BOOK 271, PAGE 743 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
7. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 109, PAGE 582; DEED BOOK 174, PAGE 306 AND DEED BOOK 226, PAGE 533.

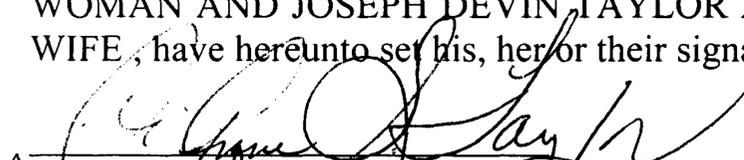
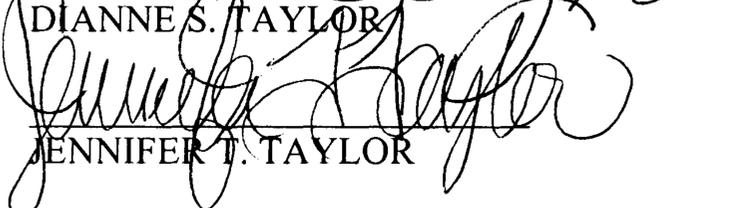
\$130,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

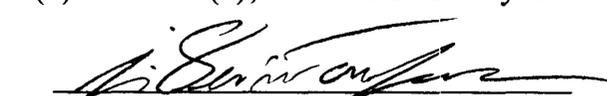
SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF DIANNE S. TAYLOR NOR HER SPOUSE.

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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DIANNE S. TAYLOR, A MARRIED WOMAN AND JOSEPH DEVIN TAYLOR AND JENNIFER T. TAYLOR, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of July, 2006.

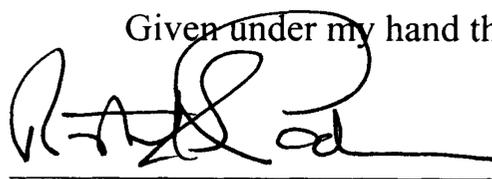

DIANNE S. TAYLOR

JENNIFER T. TAYLOR


JOSEPH DEVIN TAYLOR

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DIANNE S. TAYLOR, A MARRIED WOMAN AND JOSEPH DEVIN TAYLOR AND JENNIFER T. TAYLOR, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of July, 2006


Notary Public

My commission expires: 7/14/10

