

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Minuard Cook and Juanita Cook
136 Douglas Drive
Alabaster, Alabama 35007

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of One hundred thirty two thousand and no/100 (\$132,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Clara Taylor, an unmarried woman and Daniel H. Taylor, a married man and Donna T. Vosteen, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Minuard Cook and Juanita Cook (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Douglas Meadows, as recorded in Map Book 15, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

This property does not constitute the homestead of the grantor's, Daniel H. Taylor and Donna T. Vosteen as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$132,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of February, 2007.

Clara Taylor

Daniel H. Taylor

by his agent and attorney in fact Donna T.

Vosteen

Donna T. Vosteen

STATE OF ALABAMA COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that Clara Taylor, an unmarried woman and Donna T. Vosteen, a married woman, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2007.

Notary Public

My Commission Expires:02-26-09

STEPHANIE JONES

Notary Public - Alabama, State At Large My Commission Expires 2 / 26 / 2009

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State, hereby certify that Donna T. Vosteen, whose name as Attorney in Fact for Daniel H. Taylor, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2007.

Notary Public

My commission expires:02-26-09

STEPHANIE JONES

Notary Public - Alabama, State At Large My Commission Expires 2 / 26 / 2009

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