

2007030600099810 1/2 \$56.00
Shelby Cnty Judge of Probate, AL
03/06/2007 09:24:36AM FILED/CERT

WARRANTY DEED

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

Send tax notice to:
Michael Wayne Taylor

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Forty two thousand and no/100 (\$42,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Mary Jym Cutts, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Michael Wayne Taylor** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

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.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

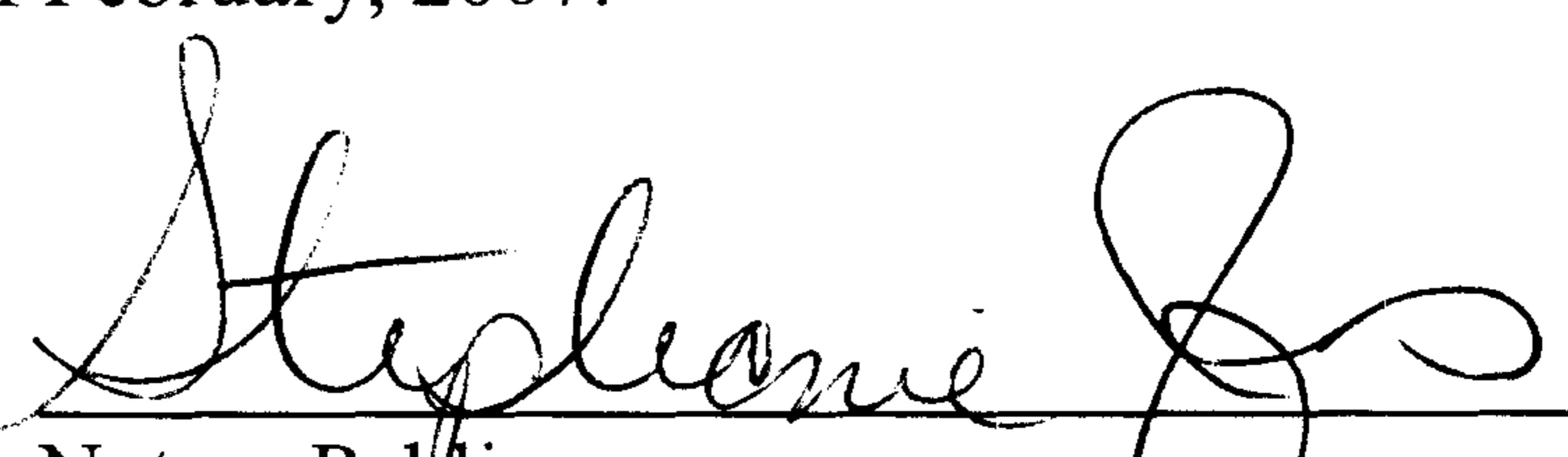
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st day of February, 2007.


Mary Jym Cutts

STATE OF ALABAMA COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that **Mary Jym Cutts, a married woman** whose name 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st 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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EXHIBIT "A" LEGAL DESCRIPTION

Commence at the NW corner of Section 24, Township 21 South, Range 1 East, Shelby County, Alabama; thence South $00^{\circ}53'20''$ W, a distance of 622.00'; thence North $87^{\circ}27'48''$ E, a distance of 390.49' to the Point of Beginning; thence North $87^{\circ}12'19''$ E, a distance of 138.52'; thence South $37^{\circ}09'22''$ E, a distance of 474.78'; thence South $16^{\circ}23'04''$ W, a distance of 254.65'; thence North $57^{\circ}18'42''$ W, a distance of 321.34'; thence North $01^{\circ}10'29''$ W, a distance of 185.08'; thence North $13^{\circ} 25'33''$ W, a distance of 229.69'; thence South $88^{\circ}00'43''$ W, a distance of 28.06'; thence North $03^{\circ}49'00''$ E, a distance of 35.00' to the Point of Beginning.

Shelby County, AL 03/06/2007
State of Alabama

Deed Tax:\$42.00