20071018000483800 1/2 $15.00
Shelby Cnty Judge of Probate,AL
10/18/2007 08:22:23AM FILED/CERT

STATE OF ALABAMA) **WARRANTY DEED**
~~TALLADEGA~~ SHELBY COUNTY

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty-Three Thousand and NO/100 ($133,000.00) Dollars and other good and valuable consideration to the undersigned, Jason Taylor and Katie A. Vacarella herein referred to as Grantor(s), in hand paid by Jamie L. McNaught, a Single woman and Nicole Sutton, a Single woman referred to as Grantee(s), the receipt of which is acknowledged, the said Grantor(s) do hereby grant, bargain, sell and convey unto the Grantee(s), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, Block 1 according to the Survey of Royal Place, as recorded in Map Book 17, Page 143, Shelby County, Alabama.

This conveyance was prepared without benefit of title examination on the part of the preparer.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 24th day of Sept, 2007.

Jason Taylor

Katie A. Vacarella

The purchase of the herein described property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Jason Taylor and Katie A. Vacarella whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of Sept, 2007.

NOTARY PUBLIC
My Commission Expires: 9/18/11

GREGORY S. GRAHAM
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

This document prepared by:

Gregory S. Graham
Mitchell & Graham, P.C.
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
Jamie L. McNaught
and Nicole Sutton
1348 Royalty Drive
Alabaster, AL 35007