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THIS INSTRUMENT WAS PREPARED BY:

Rosemarie R. Musso
Attorney at Law
933 Frank Nelson Building
Birmingham, AL 35203

SEND TAX NOTICE TO:

LILLIAN TAYLOR
311 Hidden Creek Trail
Birmingham, AL 35124

WARRANTY DEED, Joint Tenants with Right of Survivorship



20080411000148040 1/2 \$94.00
Shelby Cnty Judge of Probate, AL
04/11/2008 11:33:46AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I,

LILLIAN TAYLOR, an unmarried woman,

(herein referred to as Grantor) do grant, bargain, sell and convey unto

LILLIAN TAYLOR, an unmarried woman, **and BRIGITTE FLURRY,** a married woman,

(herein referred to as Grantees), with right of survivorship, the following described real estate, situated in Shelby County, Alabama, and more particularly described as follows:

LOT 222, ACCORDING TO THE SURVEY OF PHASE TWO, HIDDEN CREEK III, AS RECORDED IN MAP BOOK 26, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. 15 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 5 FOOT EASEMENT ON REAR, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. EASEMENT FOR PLANTATION PIPELINE RECORDED IN VOLUME 306, PAGE 416 AND VOLUME 252, PAGE 603, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO PELHAM WATER WORKS BOARD RECORDED IN VOLUME 311, PAGE 635 AND VOLUME 305, PAGE 466, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO THE CITY OF PELHAM RECORDED IN INSTRUMENT 1994-5304, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 229, PAGE 335, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN INSTRUMENT 1998-50205, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Warranty Deed, Joint Tenants with Right of Survivorship

From: Lillian Taylor

To: Lillian Taylor, an unmarried woman and Brigitte Flurry, a married woman

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10. DECLARATION OF PROTECTIVE COVENANTS FOR HIDDEN CREEK, RECORDED IN INSTRUMENT 1998-03074, AS AMENDED AND SUPPLEMENTED BY AMENDMENT NO. 1 AND SUPPLEMENT NO. 1 RECORDED IN INSTRUMENT 1998-23229, THE ARTICLES OF INCORPORATION OF HIDDEN CREEK RESIDENTIAL ASSOCIATION, INC. RECORDED IN INSTRUMENT 1998-03075 AND THE BY-LAWS OF HIDDEN CREEK RESIDENTIAL ASSOCIATION, INC., RECORDED IN INSTRUMENT 1998-03077, SAID DECLARATION OF PROTECTIVE COVENANTS BEING AMENDED BY INSTRUMENT 1999-1568, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RESTRICTIONS OF COVENANTS RECORDED IN INSTRUMENT 2000-41083, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
12. THAT CERTAIN MORTGAGE EXECUTED BY LILLIAN TAYLOR TO STATE FARM BANK, DATED MAY 16, 2003, RECORDED IN THE RECORD BOOK 20030 521000 317040, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS REAL PROPERTY IS THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD unto the said Grantees, **LILLIAN TAYLOR** and **BRIGITTE FLURRY**, 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And I do, for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as hereinabove set out and 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 Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this the 1st day of April, 2008.

Lillian Taylor
Grantor

Grantor

Shelby County, AL 04/11/2008
State of Alabama

Deed Tax: \$80.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Stephanie Whitten, a Notary Public in and for said County, in said State, hereby certify that **Lillian Taylor**, whose names is signed to the foregoing conveyance, and who is known to me, she acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of April, 2008.

Stephanie Whitten
NOTARY PUBLIC

My Commission Expires My Commission Expires
September 13, 2009

[SEAL]