

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Steven D. Taylor, Sr.  
6 WILDWOOD WAY  
CALERA, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Ten Thousand Five Hundred dollars and Zero cents (\$110,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard G. Williams and wife, Leigh Williams (herein referred to as grantors) do grant, bargain, sell and convey unto Steven D. Taylor, Sr. and Beth O. Taylor (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2009 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of August, 2009.

_____ (Seal)	<u>Richard G. Williams</u> Richard G. Williams	_____ (Seal)
_____ (Seal)	<u>Leigh Williams</u> Leigh Williams	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
		_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard G. Williams and Leigh Williams whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.

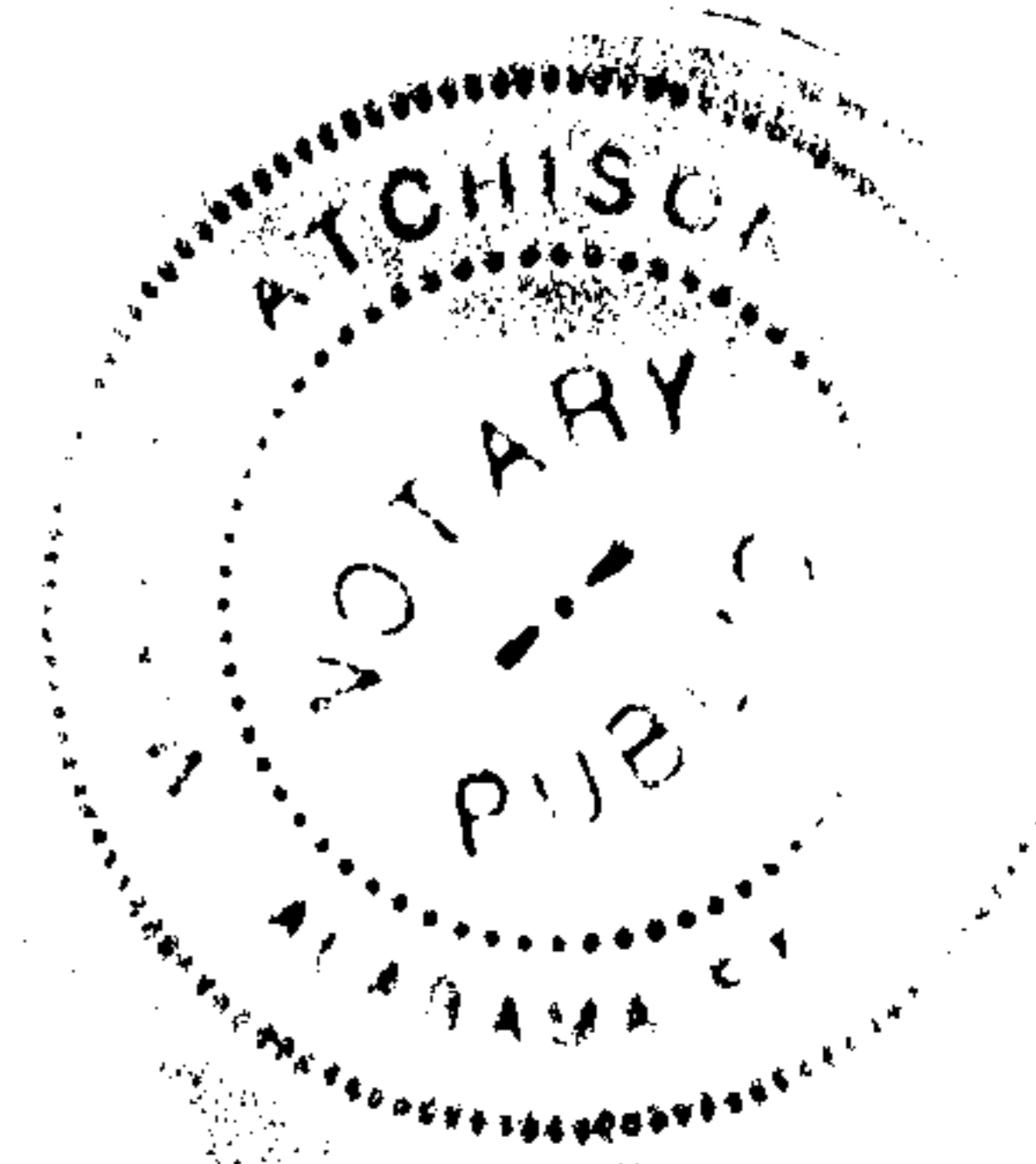
Given under my hand and official seal this 26<sup>th</sup> day of August, 2009.

My Commission Expires: 10-16-12

[Signature]  
Notary Public

20090831000335830 1/2 \$124.50  
Shelby Cnty Judge of Probate, AL  
08/31/2009 02:24:15 PM FILED/CERT

Shelby County, AL 08/31/2009  
State of Alabama  
Deed Tax : \$110.50



## EXHIBIT A

Commence at the Southeast corner of the SE 1/4 of the NW 1/4 of Section 34, Township 24 North, Range 15 East, and thence run West along the South line of said 1/4-1/4 section, a distance of 133.84 feet; thence turn an angle of 90 degrees 00 minutes to the right and run North a distance of 70.56 feet to a point, being the SE corner of Aubrey May lot; thence turn an angle of 90 degrees 30 minutes to the left and run along the South line of said Aubrey May lot 100.00 feet to the SW corner of said May lot and the point of beginning; thence turn an angle of 90 degrees 30 minutes to the right and run along the West line of said May lot 178.30 feet; thence turn an angle of 98 degrees 42 minutes to the left and run a distance of 200.00 feet; thence turn an angle of 81 degrees 18 minutes to the left and run a distance of 200.00 feet; thence turn an angle of 98 degrees 42 minutes to the left and run a distance of 200.00 feet; thence turn an angle of 81 degrees 18 minutes to the left and run a distance of 21.70 feet to the point of beginning. LESS AND EXCEPT that portion thereof or interest therein heretofore conveyed to the Alabama Power Company lying below 397.00 feet ground elevation contour line, and being further designated as Lots No. 2 and 3, according to survey of Frank W. Wheeler, Registered Land Surveyor, of a portion of the SE 1/4 of NW 1/4 of Section 34, Township 24 North, Range 15 East. Together with the right of egress and ingress to and from the above described property across the remaining property of said Cora Lee Pound to a public road. Situated in Shelby County, Alabama.

Situated in Shelby County, Alabama



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