

John R. Holliman
2491 Pelham Pkwy, 205-663-0281 WARRANTY DEED, JOINTLY FOR
Pelham, Al 35124 LIFE WITH REMAINDER TO
SURVIVOR

Sales price: \$214,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Carl L. Nunnally, Jr. and Linda C. Nunnally, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Carrie P. Taylor and Dylan G. Taylor, (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part of hereof as if set forth in full herein for the complete legal description being conveyed by this instrument.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:
Carrie P. Taylor
2109 Aaron Road
Pelham, Alabama 35124


20091123000435050 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/23/2009 02:56:58 PM FILED/CERT
Shelby County, AL 11/23/2009
State of Alabama
Deed Tax : \$4.00

\$210,123.00 of the purchase price was paid from a purchase money first mortgage recorded herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and

right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 18 day of NOV., 2009.

Carl L. Nunnally, Jr.
Carl L. Nunnally, Jr.

✓ Linda C. Nunnally
Linda C. Nunnally

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Carl L. Nunnally, Jr. and Linda C. Nunnally, husband and wife, 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 the 18 day of NOV., 2009.

Notary Public

My Commission Expires:

8/29/10



20091123000435050 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/23/2009 02:56:58 PM FILED/CERT

EXHIBIT "A"

Legal Description:

A portion of land situated in the NW 1/4 of the NE 1/4 and in the NE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, and being more particularly described as follows: Commence at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South along the West line of said 1/4 1/4 section a distance of 994.92 feet; thence turn left 87 degrees, 54 minutes, 45 seconds and run East a distance of 25.01 feet to the point of beginning; thence continue along the last described course a distance of 237.11 feet; thence turn right 87 degrees, 38 minutes, 08 seconds and run South a distance of 40.0 feet; thence turn right 62 degrees, 31 minutes, 58 seconds and run Southwesterly a distance of 250.83 feet to the Easterly right of way line of a Public Road; thence turn right 105 degrees, 13 minutes, 53 seconds and run Northwesterly along said right of way line a distance of 41.95 feet to a point of curve to the left, said curve having a radius of 145.09 feet, and an interior angle of 19 degrees, 41 minutes, 2 seconds; thence continue Northwestwesterly along said right of way line an arc distance of 49.85 feet to the point of tangency; thence continue Northwesterly along said right of way line a distance of 66.88 feet; thence turn right 97 degrees, 47 minutes, 03 seconds and run Northeasterly a distance of 53.20 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Less and except any part lying within Aaron Road right of way.