



20110815000239790 1/2 \$27.50
Shelby Cnty Judge of Probate, AL
08/15/2011 01:42:21 PM FILED/CERT

State of Alabama)
Jefferson County)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **One hundred seventy-four thousand and no/100 Dollars (\$174,000.00)** to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Eleanor A. Taylor and spouse, Proctor M. Taylor (Grantors)** do grant, bargain, sell and convey unto **Cameron Thorne Boudreaux and Jennifer Lynn Boudreaux (Grantees)** as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 31, according to the Survey of Old Towne Helena, as recorded in Map Book 22, page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

- **Ad Valorem Taxes due October 1, 2011.**
- **Restrictions, public utility easements, and building setback lines as shown on the Map of Old Town Helena recorded in Map Book 22, page 26.**
- **Covenants, conditions, and restrictions as recorded in Instrument #19979763.**
- **Transmission Line Permit to Alabama Power Company as recorded in Deed Book 57, page 88, Deed Book 146, page 304 and in Deed Book 177, page 499.**
- **Right-of-way to L&N Railroad recorded in Deed Book 42, page 629.**
- **Easement to AT&T recorded in Real 184, page 22.**
- **Right-of-way to Plantation Pipeline recorded in Volume 122, page 296, and in Volume 318, page 687.**
- **Right-of-way to Utility Board recorded in Volume 310, page 976.**
- **Right-of-way to City of Pelham recorded in Volume 187, page 390 and in Volume 307, page 815.**

\$161,701.00 of the consideration was paid from the proceeds of a Mortgage Loan.

Eleanor Ann Gantt is one and the same as Eleanor A. Taylor.

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, the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this the 11th day of August, 2011.

Eleanor A. Taylor SEAL
Eleanor A. Taylor

State of Alabama
County of Jefferson

Proctor M. Taylor SEAL
Proctor M. Taylor

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Eleanor A. Taylor and Proctor M. Taylor 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 1st day of August, 2011.

Gene W. Gray, Jr.
Notary Public
Commission Expires: 11/09/10

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205 879 3400

Send Tax Notice To:
Cameron Thorne Boudreux
Jennifer Lynn Boudreux
141 Lake Davidson Lane
Helena, AL 35080
#13-5-15-2-002-031.000


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