



2012010500005140 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
01/05/2012 08:33:32 AM FILED/CERT

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

Send Tax Notice To: Jeremy Brown

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS.
SHELBY COUNTY

That in consideration of Seventy Thousand dollars and Zero cents (\$70,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, The Gwin W. Taylor Living Trust By Steve W. Taylor and Gregory G. Taylor as Trustee's (herein referred to as grantors) do grant, bargain, sell and convey unto Jeremy Brown and Amber Brown (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

The W 1/2 of the E 1/4 of the NE 1/4 of the NW 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama.

Subject to taxes for 2012 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.

\$55,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of December, 2011.

(Seal) _____ (Seal) _____
(Seal) _____ (Seal) _____
(Seal) _____ (Seal) _____
The Gwin W. Taylor Living Trust
Steve W. Taylor, As Trustee
Gregory E. Taylor, As Trustee
(Seal) _____ (Seal) _____
(Seal) _____

STATE OF South Carolina
COUNTY Aiken

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that The Gwin W. Taylor Living Trust, By Steve W. Taylor, As Trustee whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th December, 2011.

My Commission Expires: Jan 50, 2018

Notary Public

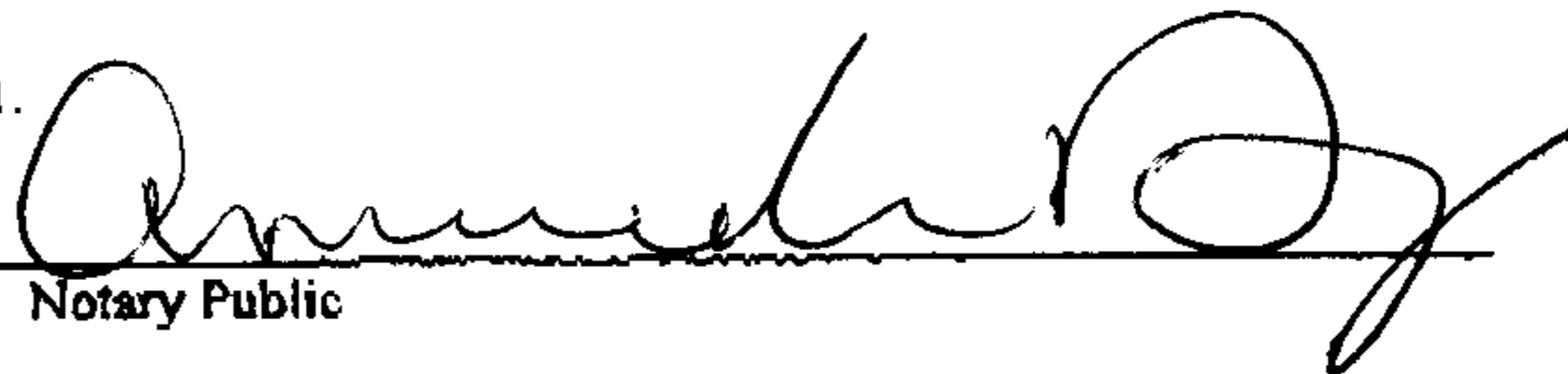
STATE OF South Carolina
COUNTRY Aiken

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that The Gwin W. Taylor Living Trust, By: Gregory E. Taylor, As Trustee whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th December, 2011.

My Commission Expires: Jan 30, 2018


Notary Public



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Shelby County, AL 01/05/2012
State of Alabama
Deed Tax:\$15.00