

Send tax notice to:
NEWMAN R. NOWLIN, III
4916 MEADOW BROOK ROAD
BIRMINGHAM, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA
Shelby COUNTY

2015442

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$299,900.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, GRADY TAYLOR AND MARIE TAYLOR, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TAYLOR LIVING TRUST, DATED SEPTEMBER 7, 2010 AND ANY AMENDMENTS THEREIN whose mailing address is: 914 Hawthorne Court, San Marcos, CA 92078 (hereinafter referred to as Grantee) in hand paid by NEWMAN R. NOWLIN, III and JAMEY S. NOWLIN whose mailing address is: 4916 Meadow Brook Rd, Birmingham AL 35242 (hereinafter referred to as Grantor), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF MEADOW BROOK THIRD SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 66, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. BUILDING LINE(S), EASEMENT(S) AND RESTRICTION(S) AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 25, PAGE 781, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 313, PAGE 866 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 32, PAGE 306 AND VOLUME 40, PAGE 264 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$269,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, ANTHONY B. TAYLOR AS ATTORNEY
IN FACT FOR GRADY TAYLOR AND MARIE TAYLOR, TRUSTEES UNDER THE
GRADY LIVING TRUST, DATED SEPTEMBER 7, 2010 who is authorized to execute
this conveyance, has hereto set its signature and seal on this the 9 day of July,
2015.

THE GRADY LIVING TRUST
Grady Taylor By and Through A.B. Taylor
HIS ATTORNEY IN FACT

GRADY TAYLOR, TRUSTEE
BY AND THROUGH ANTHONY B. TAYLOR
HIS ATTORNEY IN FACT

Marie Taylor By and Through A.B. Taylor
HIS ATTORNEY IN FACT

MARIE TAYLOR, TRUSTEE
BY AND THROUGH ANTHONY B. TAYLOR
HIS ATTORNEY IN FACT

State of CALIFORNIA
County of SAN DIEGO

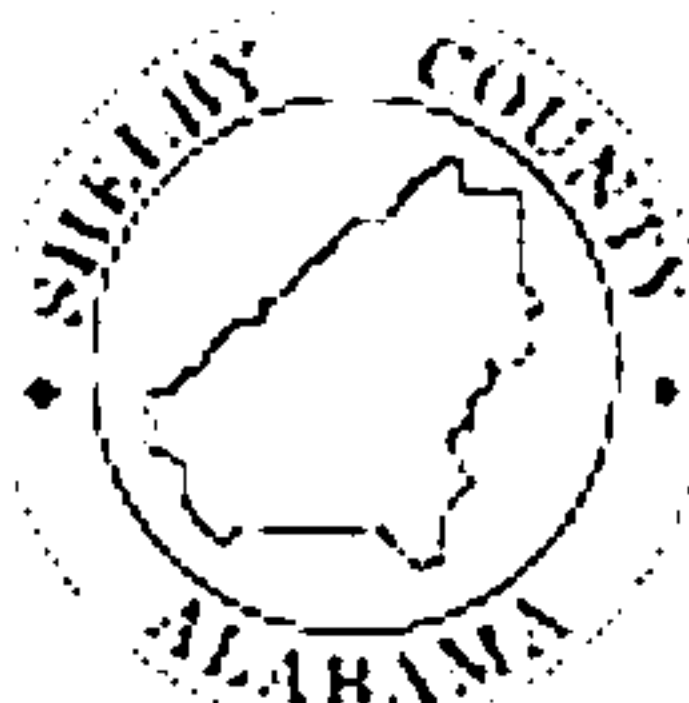
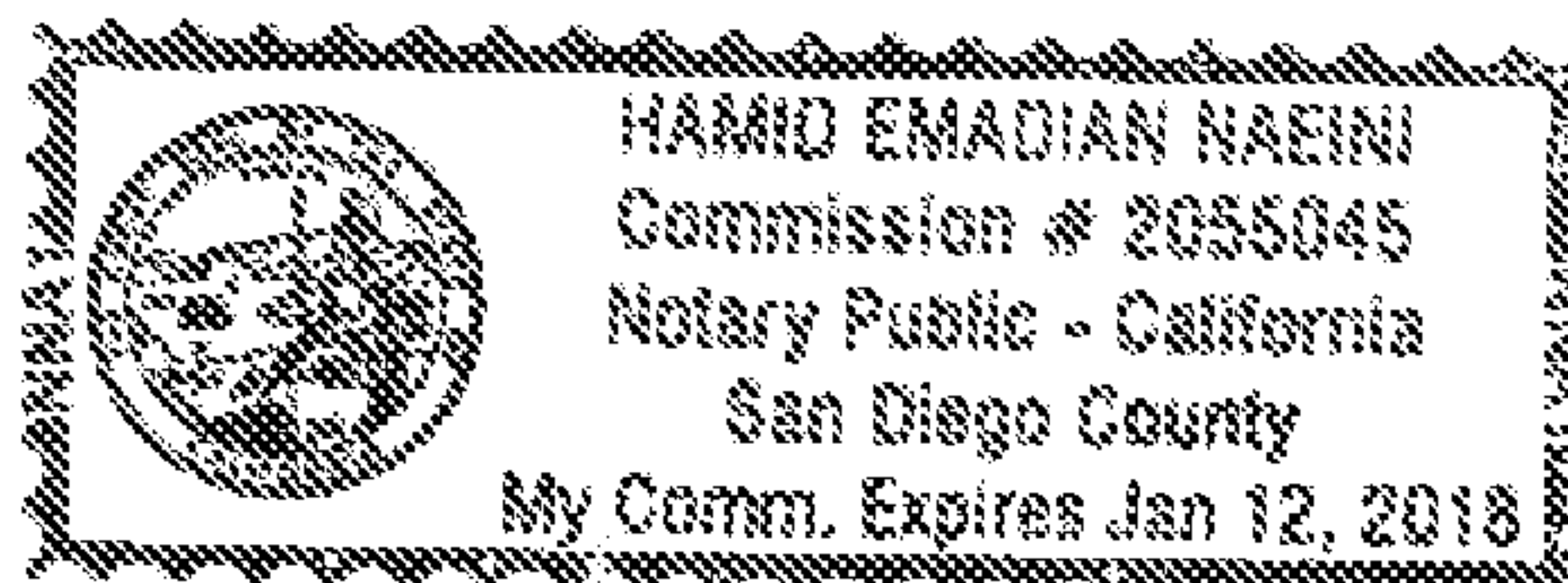
I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Anthony B. Taylor, whose name as Agent and Attorney in Fact for Grady
Taylor and Marie Taylor, Trustees under the Grady Living Trust, dated September 7,
2010 is signed to the foregoing instrument, and who is known to me, acknowledged
before me on this day, that, being informed of the contents of the said instrument, he
executed the same voluntarily in his capacity as Attorney in Fact for Grady Taylor and
Marie Taylor, Trustees under the Grady Living Trust, dated September 7, 2010 on the
day the same bears date.

Given under my hand and official seal this the 9 day of July, 2015

[Signature]
Notary Public

Print Name: HAMID EMADIAN

Commission Expires: 01/12/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/14/2015 02:46:15 PM
\$47.50 CHERRY
20150714000239320

[Signature]