

(Name)

Bruce M. Green atty

(Address)

P.O. Box 568 Pelham AL 35124

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

195-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Six Thousand One Hundred Seventy-One and No/100 Dollars (\$46,171.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we,

Dennis Lohman Nichols and wife, P. Diane Nichols

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Homer Eugene Smith, III
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of IVANHOE, as recorded in Map Book 6, Page 58, and Amended Map of IVANHOE, as recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Grantee herein hereby assumes and agrees to pay that certain Mortgage in favor of Molton, Allen & Williams, Inc., in the principal amount of \$39,500.00, dated October 26, 1978, recorded in Mortgage Book 384, Page 659, which was assigned to Federal National Mortgage Association, in Misc. Book 28, Page 757, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for 1980 and subsequent years. (2) 35-foot building set back line from Burgundy Lane. (3) Restrictive covenants and conditions filed for record on Sept. 16, 1975, in Misc. Book 12, Page 646. (4) Transmission line permits to Alabama Power Company recorded in Deed Book 103, Page 171, and in Deed Book 220, Page 46, in Probate Office. (5) Permit to South Central Bell Telephone and Telegraph Co. recorded in Deed Book 294, Page 581, and permit to Southern Bell Telephone and Telegraph Co. and Alabama Power Company, recorded in Deed Book 295, Page 847, in Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of December, 1979

(SEAL)

Dennis Lohman Nichols

(SEAL)

(SEAL)

P. Diane Nichols

(SEAL)

(SEAL)

(SEAL)

STATE OF

ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Bruce M. Green a Notary Public in and for said County, in said State, hereby certify that Dennis Lohman Nichols and wife, P. Diane Nichols

whose name(s) 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 4th day of December

