

SEND TAX NOTICE TO:

(Name) Don Taylor
4741 Clairmont Avenue
 (Address) Birmingham, AL 35222

This instrument was prepared by

718

(Name) Dale Corley, Attorney
2100 16th Avenue, South
 (Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-one thousand and NO/100----- (\$51,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Nichols & Hill Construction Co., an Alabama Partnership

(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald Taylor and Sandra S. Taylor,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Jefferson County, Alabama to-wit:

Lot 14, Block 3, according to Resurvey of BRECKENRIDGE PARK, as
recorded in Map Book 9, page 110, in the Probate Office of Shelby
County, Alabama.

Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$44,997.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its General Partner, William D. Nichols, who is authorized to execute this conveyance, has hereto set its signature and seal this the 7th day of February, 19 86.

WITNESS:

NICHOLS & HILL CONSTRUCTION CO., an
Alabama Partnership

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS DEED WAS FILED
 INSTRUMENT WAS FILED
 1986 FEB 14 AM 9:13

BY: William D. Nichols (Seal)
Its General Partner (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D. Nichols, whose name as General Partner of Nichols & Hill Construction Co., an Alabama Partnership 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 executed the same voluntarily in his capacity as such General Partner and with full authority execute the same voluntarily on the day the same bears date. for and as the act of said Partnership 7th day of February, A.D., 19 86.
 Given under my hand and official seal this

Barley Morcous.

William D. Nichols

Notary Public.

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