

This instrument was prepared by 1321
(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: _____
name _____
address _____

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Five Thousand and 00/100 DOLLARS

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

Rhett G. Barnes, an unmarried man, Rhett G. Barnes, Jr. and Bettye B. Wright, as Trustees of the Irrevocable Trusts created by Rhett G. Barnes, Sr. under Indentures of Trust dated, (herein referred to as grantors) do grant, bargain, sell and convey unto December 28, 1983 and January 5, 1984.

Gary Nichols and Beverly D. Nichols

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Commence at the S.E. Corner of the S.E. 1/4 of the S.E. 1/4 of Section 24 and go South 89 degrees 52 minutes 17 seconds West for 782.20 feet to the East Boundary of Interstate Highway No. 65; thence North 06 degrees 51 minutes East along said boundary for 19.81 feet to a concrete monument; thence North 04 degrees 51 minutes 05 seconds West along said boundary for 570.00 feet to a concrete monument and the point of beginning; thence North 07 degrees 21 minutes 09 seconds East along said boundary for 149.40 feet to a concrete monument; thence North 02 degrees 57 minutes 07 seconds West along said boundary for 200.00 feet; thence North 85 degrees 14 minutes 40 seconds East for 267.62 feet to a point on a curve to the left on the West Boundary of McCain Parkway, said curve having a central angle of 05 degrees 12 minutes 33 seconds and a radius of 3849.72 feet; thence Southerly along said curve for 350.00 feet; thence South 85 degrees 58 minutes West for 293.67 feet to the Point of Beginning, containing 2.18 Acres more or less.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

\$70,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said 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, we have hereunto set our hand(s) and seal(s), this 7th day of October, 19 86

WITNESS:

Rhett G. Barnes (Seal)
Rhett G. Barnes, Jr. (Seal)
Rhett G. Barnes, Jr. Trustee
Bettye B. Wright (Seal)
Bettye B. Wright, Trustee

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rhett G. Barnes, an unmarried man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, A. D. 19 86

Jean L. Borders
Notary Public.

STATE OF ALABAMA
JEFFERSON COUNTY

On this 7th day of October, 1986, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Rhett G. Barnes, Jr., whose name as Trustee under Indentures of Trust dated December 28, 1983, and January 5, 1984, is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity as such Trustee and with full authority, executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this the 7th day of October, 1986

Jean L. Barber
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

On this 7th day of October, 1986, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Bettye B. Wright whose name as Trustee under Indentures of Trust dated December 28, 1983, and January 5, 1984, is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she, in her capacity as such Trustee and with full authority, executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this the 7th day of October, 1986.

Jean L. Barber
Notary Public

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LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

THIS FORM FROM
Recording Fee \$
Deed Tax \$

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 OCT 16 PM 12:36

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 15.00
 2. Mtg. Tax
 3. Recording Fee 5.00
 4. Indexing Fee 2.00
- TOTAL 22.00

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Return to: 202 LAMAR HAM
ATTORNEY AT LAW
1202 OLD MONTGOMERY HWY
BIRMINGHAM, ALABAMA 35203

LAMAR HAM
ATTORNEY AT LAW
1202 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35203