

SEND TAX NOTICE TO:

(Name) William O. Meeks
Harriet S. Meeks
 (Address) 1102 Brenkenridge Townhomes
Helena, AL 35080

This instrument was prepared by

(Name) John N. Randolph Sirote, Permutt, et al.

(Address) 2222 Arlington Avenue South Birmingham, AL 35255

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Sixty Nine Thousand and No/100 (\$69,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Nichols & Hill Construction Company; William R. Hill, Jr. and partner,
William David Nichols, an Alabama General Partnership

(herein referred to as grantors) do grant, bargain, sell and convey unto
William O. Meeks and Harriet S. Meeks

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

Lot 11 Block 3 according to the Resurvey of Breckenridge Park, as recorded
in Map Book 9 Page 110 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein agree and assume to pay.
2. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 130, page 173, and in Deed Book 130, Page 174 in the Probate Office of Shelby County, Alabama.
4. Easement for underground cables to Alabama Power Company as recorded in Real Record 037, Page 233, in said Probate Office.
5. 5-foot utility easement over the North side of said lot as shown on recorded map of said subdivision.
6. Restrictive covenants and conditions as recorded in Real Record 045, page 774, in said Probate Office.

\$61,242.00 of the purchase price recited above 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 1st

day of May, 1987

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Nichols & Hill Construction Company
 By: William R. Hill, Jr., Partner (Seal)
 By: William David Nichols, Partner (Seal)

STATE OF ALABAMA }
 COUNTY }

SEE REVERSE FOR ACKNOWLEDGEMENT

I, _____, a Notary Public in and for said County, in said State,
 hereby certify that _____
 whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me
 on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19____

CONTINUED FROM REVERSE FOR ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William R. Hill, Jr. and partner, William David Nichols, whose names as Partners of Nichols & Hill Construction Company are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed on the contents of the conveyance, they, in their capacity as such Partners, executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of May, 1987.

NOTARY PUBLIC
MY COMMISSION EXPIRES 4/19/89

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

1987 JUN 26 AM 8:41

Judge of Probate

1. Dead Tax \$ 2.00
2. Mtg. Tax —
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 14.00

BOOK 137 PAGE 819

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.