

SEND TAX NOTICE TO:

(Name) Gerald Nichols  
(Address) 2112 Bailey Brook Dr  
B'ham, AL 35244

This instrument was prepared by

(Name) Michael J. Romeo, Attorney  
900 City Federal Building  
(Address) Birmingham, Alabama 35203

Form 1-1-3 Rev. 5/82

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ten Thousand and no/hundreds DOLLARS

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

**Frank Patrick LaRock, unmarried**

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

**Gerald L. Nichols, and wife, Katharine J. 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:

Lot 36, according to the Amended Survey of Riverchase West, Dividing Ridge, as recorded in Map Book 6, Page 108, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes due and payable October 1, 1991.
2. Building set back lines and easements as shown by record plat.
3. Agreements with Alabama Power Company concerning electric services in Misc. Book 15, page 401.
4. Agreements with Alabama Power Company as to underground electrical distribution in Misc. Book 16, page 351, and Misc. Book 15, page 703.
5. Permit to Alabama Power Company in Deed Book 300, page 357 and Deed Book 306, page 314.
6. Transmission line permits to Alabama Power Company in Deed Book 101, page 596; Deed Book 130, page 230 and Deed Book 173, page 359.
7. Declaration of Protective Covenants, Agreements, Easements, charges and liens for Riverchase (Residential) in Misc. Book 14, page 536 and Misc. Book 17, page 550.

\_\_\_\_\_ of the purchase price recited above was paid from loan closed \_\_\_\_\_ with delivery of this deed.

1. Deed Tax	_____	5.50
2. Mtg. Tax	_____	2.50
3. Recording Fee	_____	3.00
4. Indexing Fee	_____	1.00
5. No Tax Fee	_____	1.00
6. Certified Fee	_____	1.00
Total	_____	12.50

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, I \_\_\_\_\_ have hereunto set my \_\_\_\_\_ hand(s) and seal(s), this 31st

day of December, 19 90

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
91 FEB -5 AM 11:10  
JUDGE OF PROBATE

Frank Patrick LaRock (Seal)  
FRANK PATRICK LaROCK (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Patrick LaRock, unmarried 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 31st day of December, A.D., 19 91

BOOK 328 PAGE 169