

THIS DOCUMENT WAS PREPARED BY:

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Send Tax Notice To:

Charles M. Nice

Claire M. Nice

16 MONTCREST DRIVE
BIRMINGHAM, AL 35213

Inst # 1994-01524

THE STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY FIVE THOUSAND and No/100 (\$25,000.00) DOLLARS to the undersigned Grantors in hand paid by the GRANTEES herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, AARON SHERER and wife, MILDRED SHERER (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto CHARLES M. NICE and wife, CLAIRE M. NICE (hereinafter referred to as Grantees), as joint tenants, with right of survivorship, the following described real property, located and situated in Shelby County, Alabama, to-wit:

Tract 1, according to the Survey of Four Wing Lake Estates, as recorded in Map Book 12, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1994.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 87, Page 290 in said Probate Office.
3. Declaration of Covenants, conditions, restrictions, rights and public and private easements of Four Wing Lake Estates as recorded in Real 229, Page 842 in said Probate Office.
4. Easements as set out by instrument recorded in Real 87, Page 290 in said Probate Office.
5. All tracts are subject to private easements as shown in Map Book 12, Page 89 in said Probate Office.
6. No Lot shall be further divided without road improvements as recorded in Map Book 12, Page 89 in said Probate Office.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors 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

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SHELBY COUNTY JUDGE OF PROBATE
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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 Grantors do for themselves, and for their heirs, executors, and administrators covenant with the said Grantees, their heirs, and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators will 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 undersigned have hereunto set their hands and seals this 7 day of January, 1994.

WITNESS:

Linda H. Vernon

Aaron Sherer (SEAL)
AARON SHERER

Linda H. Vernon

Mildred Sherer (SEAL)
MILDRED SHERER

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Aaron Sherer and wife, Mildred Sherer, whose names 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 the 7th day of January, 1994.

Linda Harrison Vernon
NOTARY PUBLIC

My commission expires: 3-5-96

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