

Send Tax Notice To:  
O.C. Nichols  
1573 Bent River Circle  
Birmingham, Alabama 35216  
PID# 10-4-17-0-001-017.001

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of  
**One Hundred Forty Thousand and 00/100'S \*\*\* (\$140,000.00)**  
to the undersigned Grantor,

**R & K Builders, L.L.C.**

a Limited Liability Company, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

**O.C. Nichols and Sue C. Nichols**

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 16, according to the Survey of Bent River Estates, Phase I, as recorded in Map Book 17, Page 135, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**\$ 80000** of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1995 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights recorded in Real 199, 3636 and 804, Page 473, 127 and 261 respectively, and all rights and privileges incident thereto.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

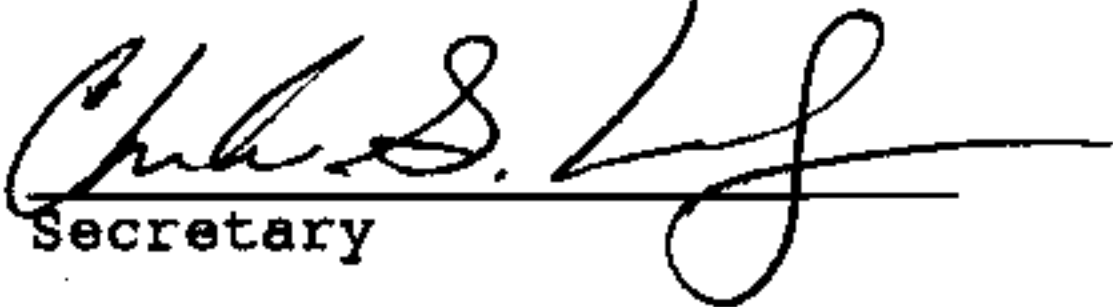
**TO HAVE AND TO HOLD**, To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever; it being the intention of the parties to this conveyance, that, unless the joint tenancy 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

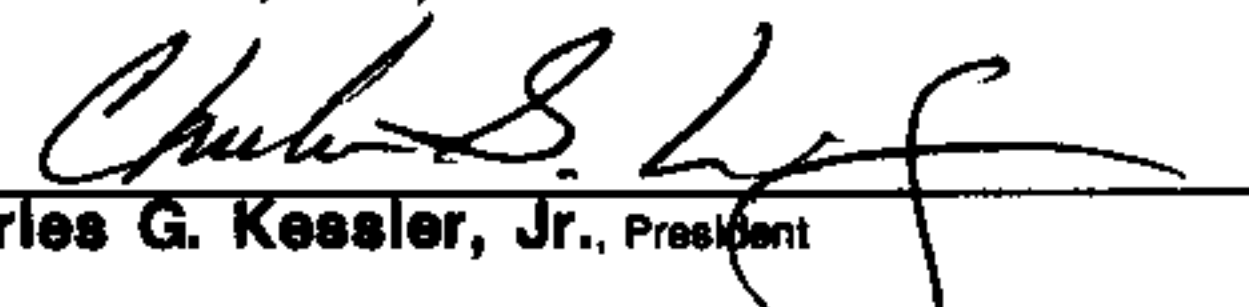
IN WITNESS WHEREOF, the said Grantor by all of its Members who are authorized to execute this conveyance, hereto set its signature and seal this 8th day of December, 1994.

R & K Builders, L.L.C.


Attest:

  
Secretary


By: KADCO, Inc., Member

By:   
Charles G. Kessler, Jr., President

Attest:

  
Secretary

By: Reamer Building & Development Corporation

By:   
John G. Reamer, Jr., President

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles G. Kessler, Jr. and Charles G. Kessler, Jr., whose names as President and Secretary of KADCO, Inc., a Member of R & K Builders, L.L.C., a Limited Liability Company, 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 as such officers and with full authority executed the same voluntarily, for and as the act of said corporate Member of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal, this 8th day of December, 1994.

  
Notary Public  
My commission expires: 09/21/98

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John G. Reamer, Jr. and John G. Reamer, Jr., whose names as President and Secretary of Reamer Building & Development Corporation, a Member of R & K Builders, L.L.C., a Limited Liability Company, 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 as such officers and with full authority executed the same voluntarily, for and as the act of said corporate Member of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal, this 8th day of December, 1994.

  
Notary Public  
My commission expires: 09/21/98

94193RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law  
BEALS & ASSOCIATES, P.C.  
#10 Inverness Center Pkwy., Suite 110  
Birmingham, AL 35242

Inst # 1994-37549

12/28/1994-37549  
01:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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