

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

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 THOUSAND & NO/100---- (\$100,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John R. Nicholls and wife, Marcia F. Nicholls (herein referred to as grantors), do grant, bargain, sell and convey unto Lincoln P. Gaborik and wife, Vassie V. Gaborik (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 52, according to the Survey of Scottsdale, Third Addition, as recorded in Map Book 8, page 123, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Less and Except: the following is the legal description of a part of Lot 52, in the Residential Subdivision, Scottsdale, Third Addition, situated in the SE 1/4 of Section 14, and the NE 1/4 of Section 23, all in Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Begin at the Southerly most point on Lot 52, said point being the P. C. of a curve on the Westerly right of way of Michael Drive; thence in a Northerly direction along the West side of Lot 52, a distance of 100.00 feet; thence right 90 deg. 00 min. 00 sec. in an Easterly direction a distance of 15.42 feet to the Westerly right of way of Michael Drive, said point being on a curve to the left, said curve having a central angle of 18 deg. 45 min. 27 sec. and a radius of 310.45 feet; thence right 108 deg. 08 min. 37 sec. to the tangent of said curve and along the arc of said curve and said right of way in a Southerly direction a distance of 101.64 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


\$90,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1402 Michael Drive, Alabaster, Alabama 35007.

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, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 1st day of February, 1996.


John R. Nicholls (SEAL)


Marcia F. Nicholls (SEAL)

02/02/1996-03650
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

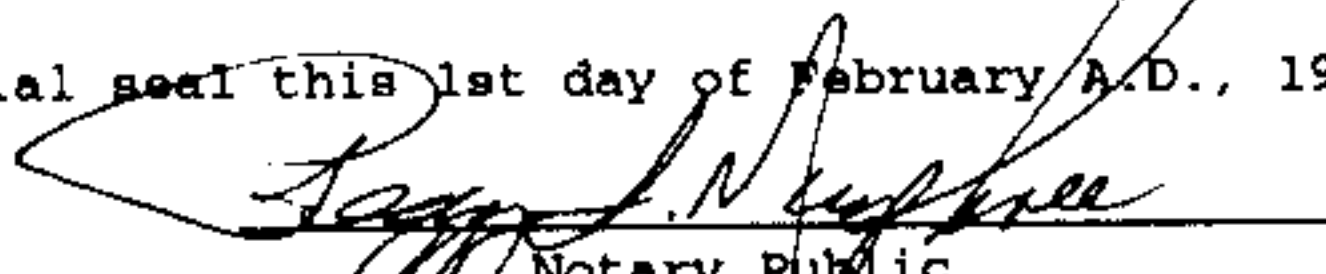
Inst # 1996-03650

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Nicholls and wife, Marcia F. Nicholls 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 1st day of February A.D., 1996


Notary Public
2-28-99

PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99

Inst # 1996-03650

02/02/1996-03650
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00