

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571  
FAX 833-1577

Riverchase Office  
(205) 988-5600  
FAX 988-5905

This instrument was prepared by:  
(Name) MASSEY & STOTSER, P.C.  
(Address) 1 Medical Park Drive East Suite 200  
Birmingham, Alabama 35235

Send Tax Notice to:  
(Name) HOWARD NICHOLS  
(Address) 10159 CHELSEA ROAD  
CHELSEA, AL. 35043

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY 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 CLARENCE HATCHER AND ASSOCIATES, INC. a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto HOWARD NICHOLS and wife, MARY ANN 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:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

Subject to: (1) Taxes for the year 1996 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any. (4) Mortgage in favor Real Estate Financing, Inc., dated January 10, 1977, and recorded in Mortgage Book 361, Page 547, in the Probate Office of Shelby County, Alabama.

\$65,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan excuted and recorded simultaneously herewith.

This deed is in performance of the Real Estate Lease Purchase Contract, dated August 1, 1990, by and between Clarence Hatcher and Associates, Inc., and Howard Nichols and wife, Mary Ann Nichols, as amended by the addendum amendments to real estate lease purchase contract, recorded in Real 381, Page 968, and Real 321, Page 228, in said Probate Office.

Inst # 1996-31463

09/24/1996-31463  
09:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its \_\_\_\_\_ President, who is authorized to execute this conveyance, has hereto set its signature and seal(s) this \_\_\_\_\_ 1st day of August, 19 90.

ATTEST:

Secretary

By [Signature]  
CLARENCE HATCHER  
PRESIDENT

STATE OF ALABAMA }  
JEFFERSON County }

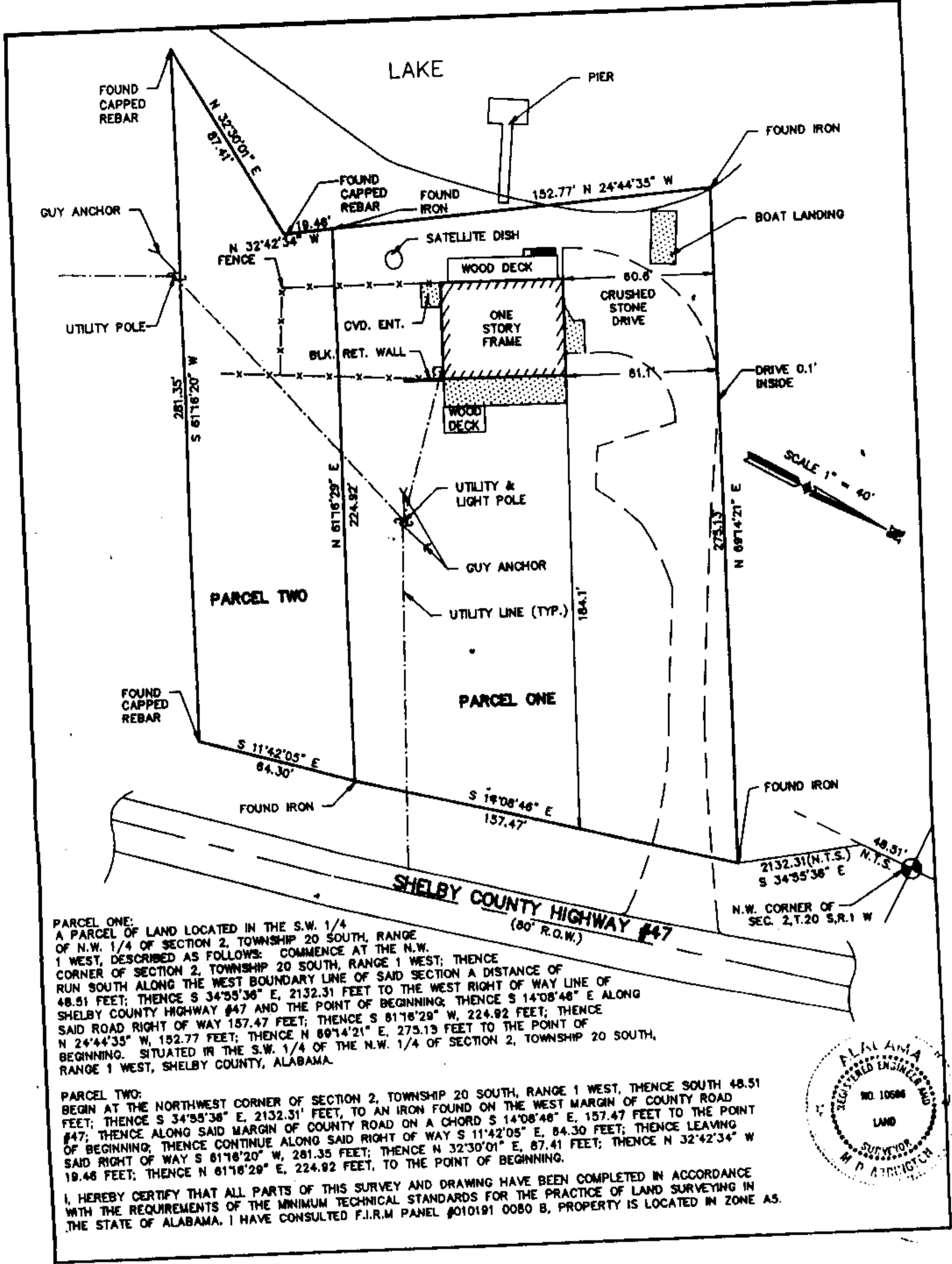
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CLARENCE HATCHER, whose name as \_\_\_\_\_ President of CLARENCE HATCHER AND ASSOCIATES, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (he), (she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this \_\_\_\_\_ 1st day of August A.D., 19 90

9/22/93  
My Commission Expires:

[Signature]  
Notary Public

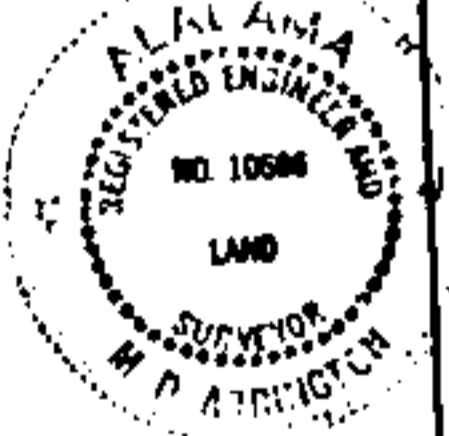
Inst # 1996-31750  
09/26/1996-31750  
09:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB .00



**PARCEL ONE:**  
 A PARCEL OF LAND LOCATED IN THE S.W. 1/4 OF N.W. 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE N.W. CORNER OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE RUN SOUTH ALONG THE WEST BOUNDARY LINE OF SAID SECTION A DISTANCE OF 48.51 FEET; THENCE S 34°55'36" E, 2132.31 FEET TO THE WEST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #47 AND THE POINT OF BEGINNING; THENCE S 14°08'48" E ALONG SAID ROAD RIGHT OF WAY 157.47 FEET; THENCE S 61°18'29" W, 224.92 FEET; THENCE N 24°44'35" W, 152.77 FEET; THENCE N 69°14'21" E, 275.13 FEET TO THE POINT OF BEGINNING. SITUATED IN THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

**PARCEL TWO:**  
 BEGIN AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 1 WEST, THENCE SOUTH 48.51 FEET; THENCE S 34°55'36" E, 2132.31 FEET, TO AN IRON FOUND ON THE WEST MARGIN OF COUNTY ROAD #47; THENCE ALONG SAID MARGIN OF COUNTY ROAD ON A CHORD S 14°08'48" E, 157.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY S 11°42'05" E, 84.30 FEET; THENCE LEAVING SAID RIGHT OF WAY S 61°18'20" W, 281.35 FEET; THENCE N 32°30'01" E, 87.41 FEET; THENCE N 32°42'34" W 19.46 FEET; THENCE N 61°18'29" E, 224.92 FEET, TO THE POINT OF BEGINNING.

I, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA. I HAVE CONSULTED F.I.R.M. PANEL #010191 0080 B, PROPERTY IS LOCATED IN ZONE A5.



**STATE OF ALABAMA  
 SHELBY COUNTY**

I, M. D. Arrington, a registered Engineer-Land Surveyor, certify that I have surveyed Lot..... Block..... according to the survey of SEE DESCRIPTION ABOVE, as recorded in Map Volume..... Page..... in the office of the Judge of Probate Shelby County, Alabama; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration "Flood Hazard Boundary Map" and found that this property is  located in "a special flood hazard area", that there are no encroachments on said lot except as shown; that improvements are located as shown above; and that the correct address is as follows: 844 HIGHWAY #47  
 according to my survey of: JANUARY 13, 1992  
 Order No. 4240  
 F. B. # 52

*M. D. Arrington*  
 M. D. Arrington, Registered Engineer and Land Surveyor, No. 10686  
 Arrington Engineering & Land Surveying, Inc.  
 1880 Valleydale Rd., Birmingham, AL 35244

09/26/1996-31750  
 09:18 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 NC3 .00