

20050531000261830 1/2 \$72.00
Shelby Cnty Judge of Probate, AL
05/31/2005 02:18:56PM FILED/CERT

SEND TAX NOTICE TO:

Mr. & Mrs. John R. Dewberry, Jr.
1005 Keith Cove
Birmingham, AL 35242

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

Shelby County, AL 05/31/2005
State of Alabama

Deed Tax: \$58.00

STATE OF ALABAMA:
JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED AND EIGHTY-EIGHT THOUSAND, AND NO/100..... (\$288,000.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **CHRISTOPHER D. NICHOLS and VICKIE P. NICHOLS, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **JOHN R. DEWBERRY, JR. and LINDA H. DEWBERRY (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 52, according to the Survey of Oak Meadows, 2nd Sector,
as recorded in Map Book 22, Page 79, in the Probate Office of
SHELBY County, ALABAMA.**

Subject to:

1. Property taxes for 2005 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, Including release of damages, as recorded in Deed Book 289, Page 188.
4. Right-of-way granted to Alabama Power Company recorded in Volume 225, Page 616 and Deed Book 134, Page 359.
5. Restriction(s) as shown on recorded map.
6. Notice to the Purchasers is hereby given that the recorded subdivision map(s), as recorded in Map Book 22, Page 79, contains on the face of same a statement pertaining to natural lime sinks. No warranty is made hereunder for same.
7. Easement for egress and ingress recorded in Deed Book 218, Page 801 and Deed Book 202, Page 211.
8. Restrictions appearing of record in Inst. No. 1997-26146.
9. Agreement with Alabama Power Company for underground residential distribution, as recorded in Inst. No. 1998-34337.

\$230,400.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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 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 We do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 24th day of May, 2005.

 (Seal)
CHRISTOPHER D. NICHOLS

 (Seal)
VICKIE P. NICHOLS

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CHRISTOPHER D. NICHOLS and VICKIE P. NICHOLS, Husband and Wife**, 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 24th day of May, 2005.


Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

