

SEND TAX NOTICE TO:

✓ Stacey A. Dycus and Clifton L. Dycus
✓ 905 Mt. Springs Estates, Odenville AL 35120

\$ 8,000.00

SAD

This instrument was prepared by:
VERNON N. SCHMITT, ATTORNEY AT LAW
P. O. BOX 521, LEEDS, AL 35094

Warranty Deed, Joint Tenants With Right of Survivorship

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS,



20070205000052290 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
02/05/2007 11:09:43AM FILED/CERT

That, in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, ANNIE MAE NICHOLS, AN UNMARRIED PERSON, (herein referred to as grantor) do grant, bargain, sell, and convey unto STACEY A. DYCUS AND HUSBAND, CLIFTON L. DYCUS, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel #1

A part of the SE 1/4 of the NW 1/4 of Section 33, Township 17 South, Range 1 East and being more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 33; thence run South 2 degrees 51 minutes 57 seconds East, (Deed Gives 0 degrees 51 minutes 23 seconds East), for 717.10 feet (Deed), to a Iron Pin set on the Southeasterly right-of-way line of the Central of Georgia Railroad and the point of beginning. Thence continue along same line and along the Possession Property line for 278.61 feet to a set Iron; thence run South 61 degrees 14 minutes 13 seconds West, for 304.32 feet to a set Iron; thence run North 33 degrees 35 minutes 43 seconds West for 142.33 feet to a set Iron Pin on the Southeasterly right-of-way line of the Central of Georgia Railroad; thence run North 47 degrees 17 minutes 08 seconds East (Deed Gives 47 degrees 55 minutes 08 seconds East), for 451.31 feet to the point of beginning, and containing 69,847.10 square feet.

Annie Mae Nichols is the surviving grantee on the above described property of deed recorded at the Probate Office of Shelby County, Alabama, the other grantee, C. D. Nichols having departed this life on the 11th day of January, 2005.

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 I do for myself (ourselves) and for (our) heirs, executors, and administrators covenant with the 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 noted 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 my hand and seal this 20th day of December 2006.

WITNESS:

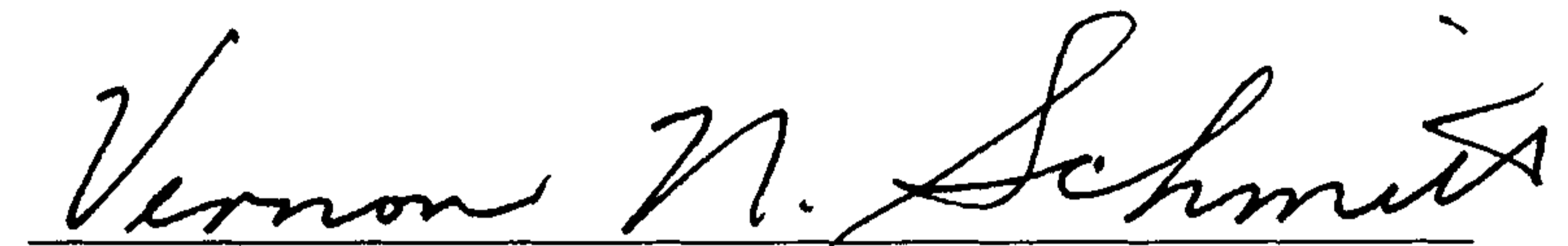
Annie Mae Nichols
ANNIE MAE NICHOLS


PAGE TWO, WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA}
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANNIE MAE NICHOLS, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December 2006


Notary Public


20070205000052290 2/2 \$22.00
Shelby Cnty Judge of Probate,AL
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Shelby County, AL 02/05/2007
State of Alabama

Deed Tax: \$8.00