

This instrument was prepared by

(Name) J. P. Graham

(Address) P.O. Box 371, Pelham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS  
and other good and valuable consideration  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. A. Wallace and wife, Naomi H. Wallace  
(herein referred to as grantors) do grant, bargain, sell and convey unto W. David Nichols and  
Teresa M. 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:

From the NE Corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 11, Township  
24 North, Range 12 East, run Southerly along the East line of said  
 $\frac{1}{4}$ - $\frac{1}{4}$  Section 71.05', thence turn right an angle of 117°48' and run  
northwesterly 288.70' to point of beginning of land herein described:  
Thence continue northwesterly on same course 269.06'; thence turn left an angle  
of 133°08' and run southeasterly 40.05'; thence turn right an angle of  
15°15' and run southerly 742.09'; thence turn left an angle of 133°17'  
and run northeasterly 251.46'; thence turn left an angle of 13°26' and  
run northeasterly 239.53'; thence turn left an angle of 90°00' and run  
northwesterly 208.70'; thence turn right an angle of 90°00'; and run  
northeasterly 208.70' to point of beginning. This being a part of the  
NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 11, Township 24 North,  
Range 12 East, Shelby County, Alabama, and being 3.0 acres more or less.

Subject to easements and restrictions of record.

\$3,500.00 of the price recited above was paid from a mortgage loan  
closed simultaneously herewith.



19730318000014800 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/18/1973 12:00:00 AM FILED/CERT

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 the said GRANTEES,  
their heirs and assigns, that ~~I~~ (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 our hand(s) and seal(s), this  
day of March, 1973.

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

W. A. Wallace (Seal)

Naomi H. Wallace (Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that W. A. Wallace and wife, Naomi H. Wallace  
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 4<sup>th</sup> day of March, A. D., 1973.

Robert D. Moore  
Notary Public.