

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.  
620 North 22nd Street  
Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Twenty-Seven Thousand Five Hundred and No/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

William B. Surface and wife, June C. Surface

(herein referred to as grantors) do grant, bargain, sell and convey unto

W. David Nichols and wife, 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:

Lot 15, according to the Survey of Bridlewood Forest Subdivision, as recorded in Map Book 5, Page 52, in the Probate Office of Shelby County, Alabama.

Subject to the following: (1) Taxes due in the year 1973, which are a lien but not due and payable until October 1, 1973; (2) 25 foot building line and restrictions as shown by recorded map; (3) Restrictions contained in Volume 262, Page 285, in the Probate Office of Shelby County, Alabama; (4) Right of way to Alabama Power Company recorded in Volume 264, Page 2 and Volume 264, Page 9, in said Probate Office.

\$26,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19730816000046610 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
08/16/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 AUG 16 AM 8:47  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
CORRECT INSTRUMENT  
JUDGE OF PROBATE

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 am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 and seal, this 10th day of August, 1973.

WITNESS:

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Surface and wife, June C. Surface, 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 10th day of August, A. D., 19 73.

Laura Jane Wagner  
Notary Public