

This instrument was prepared by

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(Address) P. O. Box 1227, Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand Five Hundred and No/100 (\$18,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Clifford Gerald Coshatt and wife, Georgia Lee Coshatt, (herein referred to as grantors) do grant, bargain, sell and convey unto

James Randall Nichols and wife, Debra Kay 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:

Lots 3 and 4 in Block 94, according to J. H. Dunstan's map of the Town of Calera, Alabama.

Subject to the following easements and encumbrances:

1. Restrictive covenants and conditions and building setback line, as shown by instrument dated September 18, 1961 and recorded in Deed Book 217, at Page 360, in the Office of the Judge of Probate of Shelby County, Alabama.

2. Ad valorem taxes for the tax year 1975.

\$18,000.00 of the consideration recited above was paid from a loan by Farmers Home Administration to the Grantees secured by a mortgage on the above described real estate executed and delivered simultaneously herewith.

19741101000053210 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/01/1974 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 NOV - 1 PM 1:48
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad J. Brantley
JUDGE OF PROBATE

BOOK 289 PAGE 455

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, 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 1st day of November, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

Clifford Gerald Coshatt (Seal)
Clifford Gerald Coshatt

Georgia Lee Coshatt (Seal)
Georgia Lee Coshatt

(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 Clifford Gerald Coshatt and wife, Georgia Lee Coshatt whose name s 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 1st day of November, A. D. 1974

Wade H. Morton, Jr.
Notary Public
STATE OF ALABAMA