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THIS INSTRUMENT PREPA

Gail W. Humber

BEAVERS, MAY and DeBUYS

1122 NORTH 22ND STREET

BIRMINGHAM, ALABAMA 35234

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

(\$15,700.00) Fifteen Thousand Seven Hundred and no/100---That in consideration of DOLLARS and the assumption of the hereinafter described mortgage. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Robert R. Nichols and wife, Doris E. Nichols

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

Edward B. Hughes and Linda S. Hughes

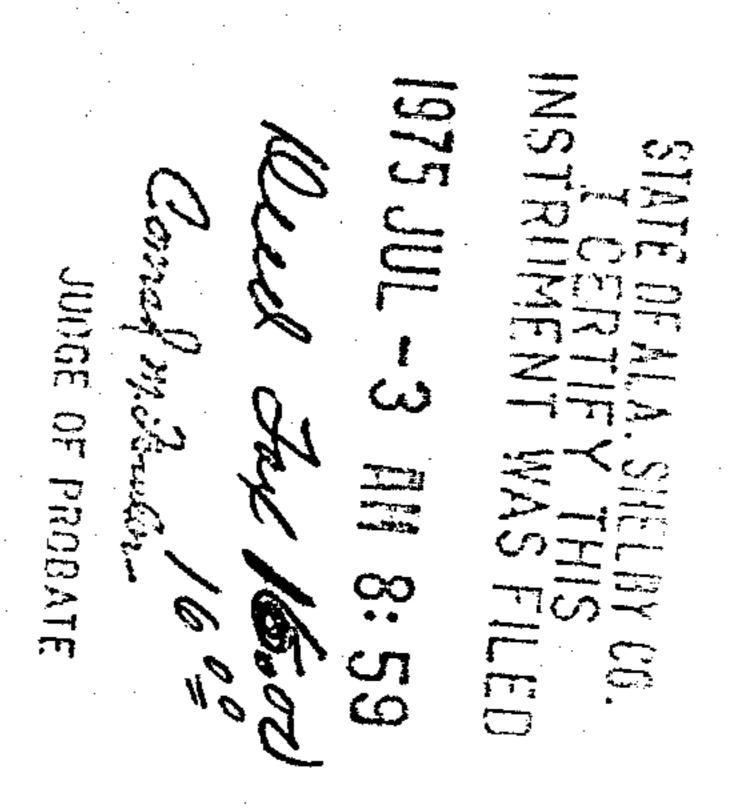
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated Shelby in County, Alabama to-wit:

Lot 22, according to the Survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements, exceptions, restrictions and reservations of record.

Grantees herein expressly agree and promise to pay that certain mortgage from Robert R. Nichols and wife, Doris E. Nichols to Birmingham Federal Savings and Loan Association in Mortgage Book 326, page 753, according to the terms and conditions contained therein and the indebtedness thereby secured.





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.

June

have hereunto set

our hand and sea

are

they

June'

this 9th

day of

WITNESS:

State of

JEFFERSON

COUNTY

General Acknowledgement

the undersigned

Robert R. Nichols and wife, Doris E. Nichols

9th

, a Notary Public in and for said County, in said State,

hereby certify that whose name S are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this

known to me, acknowledged before executed the same voluntarily

FORM #ATC-3

Notary Public