

THIS INSTRUMENT PREPARED BY:

Joel C. Watson, Attorney at Law
P. O. Box 987
Alabaster, Alabama 35007

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

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

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

Earnest Vanderslice, a single man

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

Charles Ray Nichols and Mary Nell 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:

Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 1 Township 21 South, Range 3 West and run thence West along the South line of 1/4-1/4 Section 178.18 feet to point of beginning of parcel herein conveyed. Said point being on the West right-of-way line of U.S. Highway I 65, thence run North along the West line of said West right-of-way line of I 65 a distance of 170.3 feet, thence turn an angle 82 deg. 48 min. to the left and run in a Westerly direction a distance of 145.45 feet to a point, thence turn an angle 120 deg. 53 min. to the left and run in a Southeasterly direction a distance of 237.9 feet to a point, thence turn an angle of 83 deg. 45 min. to the left and run in a Northeasterly direction 58.0 feet to the point of beginning. Being situated in the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West and the NW 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama.

Subject to easements and restriction of record.

BOOK 302 PAGE 7

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 NOV -5 AM 10:38

Deed Feb 6 1976

Conceded

JUDGE OF PROBATE

19761105000107270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/05/1976 12:00:00AM 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 (ours) 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 (ours) 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, I have hereunto set my hand and seal on this 15th day of October, 1976.

WITNESS:

Earnest Vanderslice
Earnest Vanderslice

State of ALABAMA

SHELBY COUNTY

General Acknowledgement

I, Joel C. Watson, a Notary Public in and for said County, in said State, hereby certify that Earnest Vanderslice 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October A. D., 1976.