

State of Alabama

Jefferson

County

Know All Men By These Presents,

That in consideration of Eighty-six Thousand and No/100 ----- DOLLARS (\$86,000.00)

to the undersigned grantors, William Calhoon and wife, Marjorie M. Calhoon, in hand paid by Charles S. Nikoden and wife, Jean R. Nikoden,

the receipt whereof is acknowledged we the said William Calhoon and wife, Marjorie M. Calhoon,

do grant, bargain, sell and convey unto the said Charles S. Nikoden and wife, Jean R. Nikoden,

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 13, Block 5, according to the survey of Applecross, as recorded in Map Book 6, page 42 A & B, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record, including restrictions contained in Misc. Volume 10, page 557; Misc. Volume 10, page 515, Misc. Volume 13, page 154, and Misc. Volume 11, page 183, in the Probate Office of Shelby County, Alabama.

\$68,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19780601000068740 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/01/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Charles S. Nikoden and wife, Jean R. Nikoden,

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as noted above and current ad valorem taxes;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seal,

this 30th day of May, 1978.

WITNESSES:

William Calhoon (Seal.)
William Calhoon

(Seal.)

Marjorie M. Calhoon (Seal.)
Marjorie M. Calhoon

(Seal.)



BROOKWOOD OFFICE
HOME FEDERAL SAVINGS
AND LOAN ASSOCIATION OF THE SOUTH

WILLIAM CALHOON and wife,

MARJORIE M. CALHOON

TO

CHARLES S. NIKODEN and wife,

JEAN R. NIKODEN

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the.....

day of..... 19.....

at..... o'clock..... M, and was duly re-

corded in Volume..... of Deeds

at page....., and examined.

Judge of Probate.

State of ALABAMA

JEFFERSON

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Calhoon and wife, Marjorie M. Calhoon, 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 30th day of May

Donald C. Stroup

Notary Public

State of

COUNTY

I, Donald C. Stroup, a Notary Public in and for said County, in said State, do hereby certify that on the 30th day of May, 1978, came before me known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 30th day of May 1978

As Notary Public

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

1978 JUN -1 AM 9:22

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

See mtg 378-732
Deed tax - 17.50
Rec. 3.00
Lnd. 1.00
21.50



19780601000068740 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/01/1978 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY
MADISON W. O'KELLEY, JR.
PRITCHARD, McCALL AND JONES
831 Frank Nelson Building
Birmingham, Alabama 35203