This instrument was prepared by 207 REAL 386 PAGE 663

(Name) David F. Ovson of Corretti, Newsom & Rogers

(Address) 529 Frank Nelson Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson
and County of Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty One Thousand and no/100 ($151,000.00) DOLLARS

to the undersigned grantor, Ma-Jer, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Walter Barrett Nichols, Jr. and Linda 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 Jefferson County and Shelby County, Alabama:

Lot 5, according to the Survey of Fourth Addition, Riverchase Country Club, Residential Subdivision, as recorded in Map Book 21, Page 8, in the Bessemer Division of the Probate Office of Jefferson County, Alabama and Map Book 7, Page 85, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year, 1979.
Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 492, Page 471, in the Birmingham Division of the Probate Office of Jefferson County, Alabama.
Subject to right of way granted to Alabama Power Company recorded in Volume 269, Page 573, in the Bessemer Division, Probate Office of Jefferson County, Alabama.
Subject to oil, gas, petroleum, and sulfur together with all rights incident thereto as reserved in deed from Wesley W. West, et al to George W. Young, recorded in Book 127, Page 140, in the Probate Office of Shelby County, Alabama.
Subject to the "Coke and Black Shale Seam of Coal" and all rights incident thereto as conveyed in deed from Wesley W. West, et al to Paramount Coal Company recorded in Real Volume 92, Page 474, in the Bessemer Division, Jefferson County, Alabama.
Subject to restrictions appearing of record in Real Volume 1609, Page 555.
Subject to agreement with Alabama Power Company recorded in Misc. Volume 25, Page 622, Probate Office of Shelby County, Alabama.
Subject to Right-of-way granted Alabama Power Company recorded in Deed Book 134, Page 427.
Subject to agreement with Alabama Power Company for underground residential distribution recorded in Real Volume 1609, Page 548.
Subject to Declaration of Protective Covenants, Agreements, Easements, Charges, and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning
(CONTINUED ON REVERSE SIDE HEREOF)

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ____ President, ____ who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of July 1979.

ATTEST: MA-JER, INC.

Secretary By Maxwell Thompson. President

19790806000100460 1/2 $.00
Shelby Cnty Judge of Probate,AL
08/06/1979 12:00:00AM FILED/CERT

STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that Maxwell Thompson whose name as ____ President of Ma-Jer, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, Ma-Jer, Inc.

Given under my hand and official seal, this the 16th day of July 1979.

Notary Public

My Commission Expires 3/27/80

United Federal Mortgage Loan Agency
501 Riverchase Parkway East
Birmingham, AL 35244

(CONTINUED FROM FRONT SIDE HEREOF)

at Page 536, in the Office of the Judge of Probate of Shelby County, Alabama, as amended by Amendment No. 1 recorded in Miscellaneous Book 17, beginning at Page 550, in the Office of the Judge of Probate of Shelby County, Alabama, and also recorded in Real Volume 348, beginning at Page 49, in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division, as amended by Amendment No. 1, recorded in Real Volume 348, beginning at page 822, in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division, as set out in deed from The Harbert-Equitable Joint Venture to Ma-Jer, Inc., recorded in Bessemer Real Volume 358, Page 539, in the Probate Office of Jefferson County, Alabama, and in Deed Book 315, Page 610, in the Probate Office of Shelby County, Alabama. Subject to Restrictive Covenants appearing of record in Deed from The Harbert-Equitable Joint Venture to Ma-Jer, Inc., recorded in Bessemer Real Volume 358, Page 539, in the Probate Office of Jefferson County, Alabama, and in Deed Book 315, Page 610, in the Probate Office of Shelby County, Alabama.

$110,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

Ma-Jer, Inc.
BY: [illegible]

Return to:
MA-JER, INC.

TO
WALTER BARRETT NICHOLS, JR.
and LINDA M. NICHOLS

WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF

Recording Fee $
Deed Tax $ $

This form furnished by
Mortgagee Title Insurance Company
REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA

B.T.5

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REAL 386 PAGE 663

'79 JUL 24 PM 2 26

STATE OF ALA. SHELBY CO.

'79 AUG -6 AM 8 30

JUDGE OF PROBATE

NO TAX COLLECTED

1979080600100460 2/2 $.00
Shelby Cnty Judge of Probate,AL
08/06/1979 12:00:00AM FILED/CERT