

THIS INSTRUMENT PREPARED BY: GALESE & CHAMBERS, Attorneys
3300 Cahaba Rd.
Birmingham, Alabama 35223

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$11,000.00 dollars to the undersigned grantor Lois B. Nichols, an unmarried woman, in hand paid by Donald Grady Prosch and wife Jennifer Ray Prosch, (hereinafter referred to herein as Grantees, the receipt whereof is hereby acknowledged, the said Lois B. Nichols, an unmarried woman does grant, bargain, sell and convey unto the said Donald Grady Prosch and wife Jennifer Ray Prosch for and during their joint lives and upon the death of either of them, then to the survivor thereof in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 7, according to the Survey of Walters Cove, First Sector, as recorded in Map Book 5, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama, subject to easements, rights of way of record, restrictions of record, Rights to Alabama Power Company, and 1980 advalorem taxes.

STATE OF ALA. SHELBY CO.

1980 AUG -1 AM 10:01

The Grantor named herein is the surviving grantee named in that certain deed recorded in Book 252, at page 524 in the Office of the Shelby County Probate Judge, the other grantee named therein, Robert J. Nichols, having departed this life on or about November 30, 1979.

Deed Tax 11.00
Rec. 150
Ind. 100
13.50

TO HAVE AND TO HOLD, to the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances (except as above noted), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Lois B. Nichols, has hereunto set her hand and seal on this the 18 day of July, 1980.

WITNESS:
W. J. Gale

Lois B. Nichols
LOIS B. NICHOLS

STATE OF ALABAMA)
COUNTY OF JEFFERSON) General Acknowledgment

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that LOIS B. NICHOLS, an unmarried woman, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 18 day of July, 1980.

John Martin Gale
Notary Public

PLEASE NOTE: NAME FOR ASSESSMENT: Mr. Donald G. Prosch,
MAILING ADDRESS: Rt 1 Box 154, Cropwell, al 35054

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