

This instrument was prepared by

577

(Name) William T. Mills, II PORTERFIELD, SCHOLL, CLARK & HARPER, P.A.

(Address) P. O. Box 7688-A, Birmingham, Alabama 35253

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

C-18,110.00

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations,

to the undersigned grantor, a New York Corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JACK H. NICHOLS and wife, NELL H. NICHOLS

(herein referred to as GRANTEEES) 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:



19801104000125440 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/04/1980 00:00:00 FILED/CERTIFIED

Lot 89, according to the Survey of Southern Pines, Second Sector, as recorded in Map Book 7, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

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Subject to existing easements, restrictions, reservations, rights-of-way, set-back lines and limitations, if any, of record.

Sales Price is \$18,110.00 and the assumption of the hereinafter described mortgage.

As part of the consideration herein, the Grantees herein agree to assume and pay the unpaid balance in the approximate amount of \$77,222.05, of that certain mortgage in favor of Jefferson Federal Savings and Loan Association, dated August 9, 1979, and recorded in Mortgage Book 395, at Page 109, in the Probate Office of Shelby County, Alabama.

AND the Grantor covenants and agrees to and with Grantees, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

TO HAVE AND TO HOLD, To the said GRANTEEES 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.

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, OF THE U.S., a New York Corporation who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of October, 1980.

ATTEST:

Doris Liebetruith
Assistant Secretary

THE EQUITABLE LIFE ASSURANCE SOCIETY
OF THE U.S., a New York Corporation,
C. W. Hartge
Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK

I, C. W. Hartge the undersigned, a Notary Public in and for said County in said State, hereby certify that whose name as Vice President of The Equitable Life Assurance Society of the U.S., a New York Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30th day of October 1980.

Shirley R. Karnes
Notary Public

SHIRLEY R. KARNES
NOTARY PUBLIC, State of New York
Qualified in Nassau County
Commission Expires March 30

Porterfield, Scholl et al