

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand and no/100-----(\$60,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BILL LANGSTON CONSTRUCTION, INC.
(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL G. NICHOLS and wife, BRENDA C. 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:

Lot 40, according to the Survey of Park Forest Subdivision, First Sector, As recorded in Map Book 7, page 155, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Fifty Thousand Dollars (\$50,000.00) of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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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 (our) 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, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set My hand(s) and seal(s), this first day of October, 1981.

WITNESS:
Ruth H. Perkins
Deed tax - 10.10
1.50
1.00
12.50
See Mtg. 415-963

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1981 OCT -2 PM 3:00
(Seal)
(Seal)
JUDGE OF PROBATE
(Seal)

BY: William Langston, Pres. (Seal)
BILL LANGSTON CONSTRUCTION, INC. (Seal)
BILL LANGSTON CONSTRUCTION, INC. (Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Langston, President, Bill Langston Construction Co., Inc., 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 and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, A. D., 1981
Patricia D. Cooper
Notary Public.