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STATE OF ALABAMA  
COUNTY OF JEFFERSON

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirteen Thousand Nine Hundred and 00/100 (\$13,900.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I (we) OLAS C. NICHOLS and wife CARMEN J. NICHOLS (herein referred to as grantor), grant, bargain, sell and convey unto AWTREY BUILDING CORPORATION (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 8, according to the Survey of Valley Station, First Sector, as recorded in Map Book 7, page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions, and right of ways of record.

Subject to that certain mortgage executed by Olas C. Nichols, III and Carmen J. Nichols, to Johnson & Associations Mortgage Company, recorded in Mortgage Book 409, page 62, said mortgage being refiled in Mortgage Book 409, page 783, and transferred and assigned to Mortgage Coporation of the South, by instrument recorded in Misc. Book 39, page 683, and said transfer being refiled in Misc. Book 39, page 378. Said Grantee agrees to assume said mortgage and pay on the terms and in the manner therein specified.

TO HAVE AND TO HOLD to the said grantee its heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I (we) am (are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this 31st day of December, 1982.

  
OLAS C. NICHOLS, III

  
CARMEN J. NICHOLS

SMYER, WHITE, TAYLOR, EVANS & SANDERS

2025 FOURTH AVENUE NORTH  
BIRMINGHAM, ALABAMA 35203

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STATE OF ALABAMA  
COUNTY OF JEFFERSON

I the undersigned a Notary Public in and for said County, in said State, hereby certify that OLAS C. NICHOLS, III AND CARMEN J. NICHOLS 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, executed the same voluntarily on the day the same bears date.

GIVEN under my (our) hand(s) and official seal this the 31st day of December, 1982.

My commission expires:

8/27/86

Notary Public

This instrument was prepared by:  
J. Dan Taylor/Smyer, White,  
Taylor, Evans & Sanders  
2025 Fourth Avenue North  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Awtrey Building Corp  
3201 Lorna Road  
Birmingham, AL 35216

NOTARY PUBLIC  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 JAN 11 AM 9:35

Thomas P. Lawrence  
JUDGE OF PROBATE

Deed Tax 14.00  
Rec 3.00  
Jud 1.00  
18.00

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LAW OFFICES  
SMYER, WHITE, TAYLOR,  
EVANS & SANDERS