

This instrument was prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 2513 OLD MONTGOMERY HIGHWAY

HOMEWOOD, ALABAMA 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy seven thousand and no/100 (\$77,000.00) DOLLARS

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

David Ray Nichols and wife, Beverly H. Nichols

(herein referred to as grantors) do grant, bargain, sell and convey unto

Samuel K. Collins and Amy P. Collins

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 12, Block 1, according to the Survey of Selkirk, as recorded in Map Book 6, page 163, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1983.

Subject to restrictions, easements and agreement of record.

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347 PAGE 740
BOOK

\$ 73,150.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And^W (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 9th day of June, 1983

WITNESS: STATE OF ALABAMA

Deed Tax 400 (Seal)
Rec 1.50
Chkd 1.00 1983 JUN 13 AM 8:20 (Seal)
6.50 See Att 432-276 (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

Larry L. Halcomb

I, a Notary Public in and for said County, in said State, hereby certify that David Ray Nichols and wife, Beverly H. Nichols whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

9th

June

83

Given under my hand and official seal this _____ day of _____

A. D., 19____