

552

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3513 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35208

SEND TAX NOTICE TO:
Samuel K. Collins
5161 Selkirk Drive
Birmingham, AL

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 GRANTEES 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 GRANTEES) 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.

\$ 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 GRANTEES as joint tenants with right of survivorship.

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their
heirs and assigns, that ~~we~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless other-
wise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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, we have hereunto set our hand(s) and seal(s), this 9th
day of June, 19 83

WITNESS:

Deed TAX 4.00
Rev 1.50
Ind 1.00 1983 JUN 13 AM 8:20
6.50 432-276
(Seal)

David Ray Nichols (Seal)
DAVID RAY NICHOLS
Beverly H. Nichols (Seal)
BEVERLY H. NICHOLS
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, 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 19 83

Given under my hand and official seal this 9th day of June A. D., 19 83