



This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-FOUR THOUSAND FIVE HUNDRED AND NO/100th (\$54,500.00) DOLLARS

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

SAM A. WRIGHT, AN UNMARRIED MAN
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES T. NICHOLS AND WIFE, JANET NICHOLS
(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 13, Block 1, according to the survey of Willow Glen as recorded in Map Book 7, page 101, in the Probate Office of Shelby County, Alabama.

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

\$51,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: _____

GRANTEES' ADDRESS: 406 Meadowlark Place, Alabaster, Alabama 35007

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

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 1ST day of DECEMBER, 19 83.

WITNESS:

CLERK OF ALA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
1983 DEC -2 PM 4:40
see Mtg 440-178
(Seal)
CLERK OF PROBATE

SAM A. WRIGHT (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

on the day the same bears date,

Given under my hand and official seal this 1ST day of DECEMBER A. D., 19 83

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