

This instrument was prepared without title opinion by:
 R. McKim Norris, Jr.
 3500 Independence Drive
 Birmingham, Alabama 35209

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA)
)
 JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIVE HUNDRED DOLLARS (\$500.00) and execution of purchase money mortgage of even date herewith to the undersigned Grantor, Lillian Griffin in hand paid by Benjamin W. Nicholas, Sr., and wife Loretta N. Nicholas, the receipt whereof is acknowledged by the said Lillian Griffin do hereby grant, bargain, sell and convey unto the said Benjamin W. Nicholas, Sr. and wife Loretta N. Nicholas as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, Alabama, to-wit:

A parcel of land containing 3.17 acres, more or less, located in the SE 1/4 of the SW 1/4 of Section 4 and the NW 1/4 of Section 9, all in Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Begin at the SE corner of Lot 53 of Woodland Hills First Phase, Fourth Sector, as recorded in Map Book 6, Page 24, in the Office of the Judge of Probate, Shelby County, Alabama; Thence run Northwesterly along the South Line of said Lot 53 extended a distance of 328.10 feet to the Easterly right-of-way of County Highway #17; Thence turn left 97° 51' 44" along said right-of-way a distance of 442.67 feet; Thence turn left 101° 59' 32" a distance of 411.50 feet; Thence turn left 91° 56' 44" a distance of 321.77 feet to the point of beginning.

TO HAVE AND TO HOLD with right of survivorship their heirs, and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives

Loretta N. Nicholas
P.O. Box - 1362
Alabaster Al.
35007

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of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants and common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 30th day of March, 1984.

Alice B. Matthews
Witness

Lillian Griffin
Lillian Griffin

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

STATE OF ALA. SHELBY CO. Deed Tax 50
I CERTIFY THIS Rec. 3.00
INSTRUMENT WAS FILED Ind. 1.00
1984 APR 25 AM 9:19 4.50

Thomas P. Henderson, Jr.
JUDGE OF PROBATE

I, Alice B. Matthews, a notary public in and for said County in said State hereby certify that Lillian Griffin 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 1984.

Alice B. Matthews
NOTARY PUBLIC

My Commission Expires
9/27/87.