

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. James Allen Carney
Route 1, Box 51F
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) William A. Jackson, Attorney
2204 Lakeshore Drive, Suite 320
(Address) Birmingham, Alabama 35209

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-Five Thousand Nine Hundred and No/100-----DOLLARS

to the undersigned grantor, Nicon, Inc., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

James Allen Carney and wife, Louann U. Carney

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

A parcel of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 13, Township 24 North, Range 15 East, Shelby County, Alabama, also being situated in Lacoosa Estates Subdivision, a recorded plat of the same on record in the Office of the Judge of Probate in Map Book 5, Page 35, the relationship of said subdivision and the lots therein shown on said map, commence at the NE corner of Lot 26 in said subdivision, and run East along the South right-of-way line of a public chert road in a continuation of the North line of said Lot 26, a distance of 100 feet to the beginning point of subject lot; from said point, continue said course 100 feet to the NW corner of Lot 20 in said subdivision; thence deflect right 90° and run South and parallel to the East line of Lot 26, a distance of 170 feet to a point on the North bank of Canal; thence deflect right 90° and run West and parallel to the North lot line 100 feet; thence deflect right 90° and run North and parallel to said lot line 170 feet to the beginning point.

Subject to easements and restrictions of record.

\$43,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, 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 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Ralph Stephens,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of April, 1984.

ATTEST:

NICON, INC.

By Ralph Stephens its President
President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

STATE OF ALABAMA }
COUNTY OF JEFFERSON }
I CERTIFY THIS INSTRUMENT WAS FILED

1984 APR 26 AM 10:02

Deed TAX 2.50
Rec 1.50
1.00
5.00

I, the undersigned, Ralph Stephens,
State, hereby certify that Ralph Stephens,
whose name as President of Nicon, Inc.,
a corporation, is signed to the foregoing conveyance, and who is known to me, as Notary Public before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same for and as the act of said corporation.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 18th
HARRISON & JACKSON
ATTORNEYS AT LAW
SUITE 320
2204 LAKESHORE DRIVE
BIRMINGHAM, ALABAMA 35209

18th



1984.

Notary Public