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This instrument was prepared by

(Name) ✓ John A. McBrayer, Attorney at Law

(Address) P. O. Box 1092, Alabaster, AL 35007

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Five Hundred and No/100 (\$3,500.00) <sup>Equity</sup> DOLLARS and the assumption of a loan in the approximate balance of Thirteen Thousand Eight Hundred and No/100 Dollars (\$13,800.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Dudley Weber, an unmarried man

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

L. B. Nicholson and John D. Nicholson

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the Northeast corner of the SE $\frac{1}{4}$  of Section 28, Township 20, Range 4 West; thence West 1331.0 feet along quarter line to an iron stake at the Northwest corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28, Township 20, Range 4 West; thence South 72 deg. 00' West, 110 feet to a stake on the South side of the right of way of a paved highway running from the bridge at Genery's Gap, the Northeast corner of the lot; thence 39 deg. 00' East, 1065.0 feet to a stake; thence North 49 deg. 30' West, 1089.0 feet to a stake at the South side of the road right of way, the Northwest corner; thence North 50 deg. 00' East, 240 feet along the right of way of the highway, to the point of beginning.

SUBJECT TO: (1) Taxes for the year 1984, a lien, but not due and payable until October 1, 1984. (2) Coal, oil, gas, and other mineral interests in, to or under the land herein described.

Grantees herein hereby assume and agree to pay that certain mortgage in favor of First Alabama Bank of Birmingham, filed for record on February 14, 1983, at 10:06 A.M., and recorded in Volume 427, Page 397, in the Probate Office of Shelby County, Alabama.

GRANTOR'S ADDRESS:

GRANTEES' ADDRESS: 3524 Ridge Dale Dr. Birmingham, Ala 35243

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 4th day of May, 1984

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 MAY 11 AM 9:17

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William Dudley Weber

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STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Dudley Weber, whose name is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, A. D., 1984

Notary Public.