

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

Garvice Nick  
3628 Cheshire Road  
Birmingham, AL 35243

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Eight Thousand Six Hundred Ninety Six and no/100 (\$148,696.00)

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

Garvice Nicholson & Beth Nicholson

(herein referred to as GRANTEEES) 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:

Lot 29, according to the Map of MEADOW BROOK, FIFTH SECTOR - FIRST PHASE, as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Minerals & mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines, transmission line permits and agreement with Alabama Power Company of record.

\$118,950.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

#### RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>30.00</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>33.50</u>

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT FILED  
001-91  
1984 SEP -4 AM 11:17

Thomas A. Hamilton, Jr.  
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Hamilton Perkins, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of August 19 84

ATTEST:

PERKINS BROS. DEVELOPMENT CO., INC.

By Hamilton Perkins Jr. President

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Hamilton Perkins, Jr. whose name as President of Perkins Bros. Development Co., Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 28th day of August

19 84

Larry L. Halcomb  
Notary Public

My Commission Expires 1/23/85