

100-8
SEND TAX NOTICE TO:

Name:

Address:

This instrument was prepared by:
Nike T. Atchison, Attorney at Law
Post Office Box 822, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND, FIVE HUNDRED (\$10,500.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ALBERT L. WEBER, a married man; MEINT J. HUESMAN, a married man; and THOMAS M. POE, JR., a married man (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto JERRY E. NICHOLS AND JESSICA 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:

029 406
BOOK

A parcel of land located in the NE 1/4 of Section 23, Township 20 South, Range 4 West, more particularly described as follows: Commence at the NE corner of said NE 1/4; thence in a Southerly direction along the Easterly line of said Section 23, a distance of 21.96 feet to the Northwesterly right of way line of a County Road; thence 57 degrees 03 minutes right, in a Southwesterly direction along said right of way line, a distance of 615.88 feet to the beginning of a curve to the left, having a radius of 2864.72 feet; thence continue in a Southwesterly direction along said curve and right of way line, a distance of 394.16 feet to point of beginning; thence continue along said curve and right of way line, a distance of 210.00 feet; thence 90 degrees 26 minutes 13 seconds right from a line tangent to said curve, in a Northwesterly direction, a distance of 435.02 feet; thence 84 degrees 15 minutes 30 seconds right, in a Northeasterly direction, a distance of 370.88 feet; thence 114 degrees 08 minutes 59 seconds right, in a Southeasterly direction, a distance of 504.01 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Reynolds & Varner, Inc., dated April, 1985.

\$8,500.00 OF THE ABOVE CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1985 and subsequent years.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
3. Oil and Gas Lease from Champion International Corporation to Louisiana Land and Exploration Company dated 1st August, 1981, as referred to in Declaration of Lease from Champion International Corporation to The Louisiana Land and Exploration Company, dated 1st December, 1981, and recorded in Deed Book 339, Page 146. All rights to the use of surface of caption lands are released from said lease by instrument dated 2nd February, 1984, and recorded in Misc. Book 55, page 151, in Probate Office.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

\$8,500.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MTGE. FILED SIMULTANEOUSLY HERewith.


15 [redacted] Bank


ALSO SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH SHALL ATTACH AND RUN WITH THE LAND.

1. 75-foot minimum building set back line from pavement.
2. 20-foot minimum building set back line from side boundary lines.
3. There shall be no further division of lands herein described.
(NO Subdivision.)
4. All parcels shall be used for single family residential purposes exclusively.
5. There shall be no more than one (1) dwelling per parcel, irregardless of the type of structure.
6. No commercial endeavors of any kind will be allowed.
7. There shall be no swine or dog kennels.
8. No storage buildings or outdoor storage shall be permitted closer to the front of the described parcel than the rear of the existing dwelling.
9. It shall be the responsibility of each owner to prevent the occurrence of any unclean, unsightly refuse or garbage in the front of the parcels.
10. Subject to easements and restrictions of record.

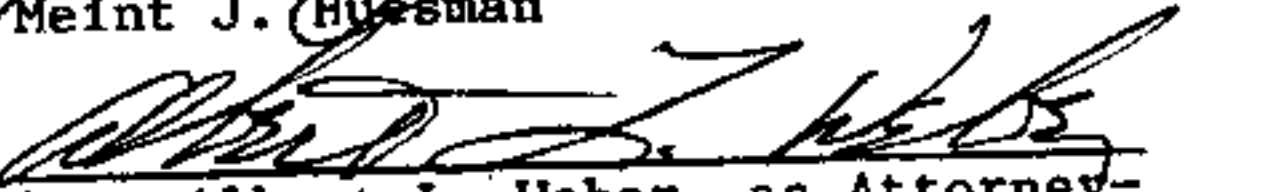
TO HAVE AND HOLD unto the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20 day of May, 1985.


Albert L. Weber


Thomas M. Poe, Jr.


Meint J. Huesman


by: Albert L. Weber, as Attorney-in-fact by the Power of Attorney recorded in Real Record 024, Page 359, in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ALBERT L. WEBER, a married man, 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 20th day of May, 1985.

My commission expires 1-4-88


NOTARY PUBLIC

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that THOMAS M. POE, JR., a married man, 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 20th day of May, 1985.

Diane Capeland

Notary Public

My Commission Expires 1-4-88

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that ALBERT L. WEBER, whose name is signed as Attorney-in-fact for MEINT J. HUESMAN, by the Power of Attorney recorded in Real Record 024, Page 359, in the Probate Office of Shelby County, Alabama, 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, in his capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 1985.

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

1985 JUN -5 PM 12:37

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Deed. 200
Rec. 750
Sec. 100
110.50

Diane Capeland

Notary Public

My Commission Expires 1-4-88

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