

(Name) Mr. J. W. Nichols
1150 Dearing Downs Drive
 (Address) Helena, Alabama 35080

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA
 SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand Dollars and No /100----- (\$22,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James P. Bayne and wife, Rena D. Bayne

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

Jasper W. Nichols; Paul W. Nichols and Gregory W. 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:

Lot 23, in the 1978 ADDITION TO SHELBY SHORES, recorded in Map Book 7, Page 88, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 1985 and subsequent years.

Subject to restrictions, building set back lines, easements, rights of way, and permits of record.

BOOK 041 PAGE 303

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

1985 SEP 19 PM 3:43

Thomas C. Shumaker, Jr.
 JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>22 00</u>
Mineral Tax		
Recording Fee		<u>2 50</u>
Index Fee		<u>2 00</u>
TOTAL	\$	<u>26 50</u>

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 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, we have hereunto set OUR hand(s) and seal(s), this 16th

day of September, 1985.

WITNESS:

[Signature] (Seal)
 _____ (Seal)
 _____ (Seal)

[Signature] (Seal)
 James P. Bayne (Seal)
 Rena D. Bayne (Seal)

STATE OF OKLAHOMA
Oklahoma COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James P. Bayne and wife, Rena D. Bayne whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, A.D., 1985

MY COMMISSION EXPIRES 10-21-88
Mike

Mary J. Gifford
 Notary Public.