

SEND TAX NOTICE TO:

(Name) Douglas Edwin Kicker
701 Hillsboro Lane
(Address) Helena, Alabama 35080

This instrument was prepared by

(Name) Frank K. Bynum
2100 Sixteenth Avenue South
(Address) Birmingham, AL 35205

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 SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY-FIVE THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$55,300.00)

to the undersigned grantor, NICHOLS & HILL CONSTRUCTION COMPANY, a general partnership (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

Douglas Edwin Kicker and Lynda T. Kicker

(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 6, Block 1, according to a Resurvey of Breckenridge Park as recorded in Map Book 9, page 110, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$ 55,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 Partners President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of October 19 85

ATTEST:

NICHOLS & HILL CONSTRUCTION COMPANY

William R. Hill, Jr.
A General Partner

STATE OF Alabama
COUNTY OF Jefferson

By William D. Nichols
I CERTIFY THIS
INSTRUMENT WAS FILED

A General Partner

1985 OCT 31 AM 11:03

Recd 2.50
Jud 1.00
3.50

I, the Undersigned, a Notary Public in and for said County (if said State, hereby certify that William R. Hill, Jr. and William D. Nichols whose names as General Partners of Nichols and Hill Construction Company, a general partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal, this the

24th

day of

October

19 85

Carl M. Moncur

William D. Nichols
Notary Public