

SEND TAX NOTICE TO:

(Name) Robert W. O'Connor, Jr.  
705 Hillsboro Lane  
(Address) Helena, Al 35080

This instrument was prepared by

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(Name) Dale Corley, Attorney  
2100 16th Avenue So.  
(Address) Birmingham, Al 35205

Form 1-17 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 Forty Seven Thousand and No/100 (\$47,000.00) Dollars

to the undersigned grantor, Nichols & Hill Construction Co., an Alabama Partnership ~~XXXXXXXX~~  
(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

Jr.  
Robert W. O'Connor and Judith C. O'Connor  
(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 5, Block 1, according to Resurvey of BRECKENRIDGE PARK, as  
recorded in Map Book 9, Page 110, in the Probate Office of  
Shelby County, Alabama.

Situated in Shelby County, Alabama.

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

\$39,950.00 of the above recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		7.50
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	11.00

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

1985 DEC -5 AM 11:20

*Thomas A. Henderson, Jr.*  
JUDGE OF PROBATE

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  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the

~~XXXXXX~~ Managing Partner, William R. Hill, Jr.  
27th day of November 19 85

ATTEST:

*William D. Nichols*  
William D. Nichols  
Managing Partner  
STATE OF Alabama  
COUNTY OF Jefferson }

NICHOLS & HILL CONSTRUCTION CO.  
An Alabama Partnership

By *William R. Hill, Jr.*  
William R. Hill, Jr.  
Its Managing Partner ~~XXXXXX~~

a Notary Public in and for said County in and

I, the undersigned  
State, hereby certify that William R. Hill, Jr. and William D. Nichols  
whose name as Managing Partners ~~XXXXXX~~ of Nichols & Hill Construction Co., an Alabama Partne  
~~XXXXXX~~ 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 ~~XXXXXX~~ and with full authority, executed the same voluntarily for and as the act of said ~~XXXXXX~~ party

Given under my hand and official seal, this the

27th

day of November

19 85.

*Notary Public*