

SEND TAX NOTICE TO:

(Name) William T. Esneul
 740 Donna Drive
 (Address) Birmingham, AL 35226

This instrument was prepared by

(Name) Dale Corley, Attorney
 2100 16th Avenue, South
 (Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-nine thousand and NO/100 (\$39,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Nichols & Hill Construction Co., an Alabama Partnership

(herein referred to as grantors) do grant, bargain, sell and convey unto
William T. Esneul and wife, Julia E. Esneul

(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 7, Block 2, 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 way, limitations,
 if any, of record.

\$33,150.00 of the above recited purchase price was paid from a mortgage loan closed
 simultaneously herewith.

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, the said grantor, by its managing partner, WILLIAM D. NICHOLS, who is
 authorized to execute this conveyance, has hereto set its signature and seal this the 31st
 day of December, 1985.

WITNESS:

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

1985 JAN -8 AM 9:09

STATE OF ALABAMA
Jefferson COUNTY

NICHOLS & HILL CONSTRUCTION CO., an
 Alabama Partnership
 BY: William D. Nichols (Seal)
 its Managing Partner (Seal)

Deed TAX 6.00 (Seal)
 Rec 2.30
 Int 1.00
 9.50

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that William D. Nichols, whose name as Managing Partner of Nichols & Hill
 Construction Co., an Alabama Partnership, 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
 in his capacity as such Managing Partner and with full authority execute the
 same voluntarily for and as the act of said Partnership
 Given under my hand and official seal this 31st day of December, A.D., 1985

Notary Public.

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