

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

This instrument was prepared by

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(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

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-three thousand and NO/100 DOLLARS  
(\$43,000.00)

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 3, 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 ways, limitations,  
 if any, of record.

\$36,550.00 of the above recited purchase price 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 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 (Seal)

1986 JAN -8 AM 8-57 (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

JUDGE OF PROBATE

NICHOLS & HILL CONSTRUCTION CO., an  
 Alabama Partnership

BY William D. Nichols (Seal)

Its Managing Partner (Seal)

Deed TAX 6.50  
 Rec 2.50  
 Ind 1.00  
 10.00

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 is known to me, acknowledged before me  
 on this day, that he signed to the foregoing conveyance, and who is known to me, acknowledged before me  
 on the day the same bears date, 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.