

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

George John McDermott

NAME: Dale Corley, Attorney
2100 16th Avenue, South
ADDRESS: Birmingham, AL 35205

605 Hillsboro Lane
Helena, AL 35080

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty thousand and NO/100-----(\$60,000.00)----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Nichols & Hill Construction Co., an Alabama Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

George John McDermott

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, Block 3, according to 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.

\$57,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 066 PAGE 721

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

1986 APR -3 PM 1:09

Judge of Probate

1. Deed Tax \$ 2.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 6.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 general partner William D. Nichols, who is authorized to execute this conveyance, has hereto set its signature and seal this 1st day of April, 1986.

NICHOLS & HILL CONSTRUCTION CO., an Alabama Partnership

BY: William D. Nichols (Seal)
William D. Nichols, its general partner

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D. Nichols whose name as general partner of Nichols & Hill Construction Co., whose name 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, in his capacity as such general partner, and with full authority executed the same voluntarily for and as the act of said partnership. Given under my hand and official seal this 1st day of April, A. D., 1986.