

THIS INSTRUMENT PREPARED BY: 26

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

Send Tax Notice To:

Raymond R. Riha  
Route 1, Box 565  
Maylene, 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 Fifty-three thousand and NO/100----- (\$53,000.00)-----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  
Raymond R. Riha

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

Lot 11, Block 4, according to a Resurvey of Block 4 of a Resurvey  
of BRECKENRIDGE PARK, as recorded in Map Book 9, page 150, in the  
Probate Office of Shelby County, Alabama.

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

\$45,050.00 of the above recited purchase price was paid from a mortgage loan closed  
simultaneously herewith.

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TO HAVE AND TO HOLD 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 31st  
day of March, 1986.

NICHOLS & HILL CONSTRUCTION CO., an Alabama  
Partnership

By William D. Nichols, is general partner

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned

hereby certify that William D. Nichols, whose name as General partner Nichols & Hill Construc-  
tion Co. 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  
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 31st day of March, A. D., 1986