

Grantee Address:
 1132 Winterhaven Dr.
 Alabaster, AL 35007

This instrument was prepared by

(Name) DOUGLAS ROGERS
 ATTORNEY AT LAW
 (Address) 1920 MAYFAIR DRIVE
BIRMINGHAM, AL 35209

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 -----Dollars
 and assumption of the below mentioned mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Thomas Clark Nicholls, a single person and Terry Lamont Roberts, a single person

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

Donald Moulton

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

Lot 15, Block 4, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of record.

Subject to taxes for 1986.

Subject to that certain mortgage from Thomas Clark Nicholls, Terry Lamont Roberts and ALB, Ltd. to Guaranty Federal Savings and Loan Association, dated May 8, 1985 and recorded at Book 027 Page 867, in the Probate Office of Shelby County, Alabama, which Grantee herein assumes and agrees to pay according to its terms.

BOOK 072 PAGE 46

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th
 day of May, 1986

Deed tax .50
 Rec 2.50
 Jud 1.00
4.00

STATE SEAL SHELBY CO. (SEAL)
 I CERTIFY THIS INSTRUMENT WAS FILED
 1986 MAY 15 AM 9:49 (SEAL)

Thomas Clark Nicholls (SEAL)
 THOMAS CLARK NICHOLLS

Terry Lamont Roberts (SEAL)
 TERRY LAMONT ROBERTS

Judge of Probate (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned Thomas Clark Nicholls and Terry Lamont Roberts
 in said State, hereby certify that

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me, and being informed of the contents of the conveyance, they executed the same voluntarily on the day the same became effective.

Given under my hand and official seal this 5th day of May

J Douglas Rogers
 Notary Public

