

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Gene W. Gray, Jr., Attorney 198  
2100 16th Avenue South  
ADDRESS: Birmingham, Alabama 35205

Laurel Ann Espey  
906 Breckenridge Park PO Box 20005  
Helena, Alabama 35080 BIRMINGHAM, AL 35216

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-Six Thousand Nine Hundred and no/100 Dollars (\$66,900.00)

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  
Laurel Ann Espey

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

Lot 8, 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.

Situated in Shelby County, Alabama.

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

\$64,050.00 of the consideration recited above was paid from a mortgage loan closed  
simultaneously herewith.

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

1986 JUN -3 PM 4:06

Thomas A. Surrency, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 300.  
2. Mtg. Tax 250  
3. Recording Fee 100  
4. Indexing Fee 650  
TOTAL 650

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 30th day of May, 1986.

NICHOLS & HILL CONSTRUCTION CO.

BY: 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. 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 30th day of May, A. D., 1986.