

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Juan Lucio

NAME: William H. Halbrooks, Attorney  
Suite 704 Independence Plaza  
ADDRESS: Birmingham, AL 35209

WARRANTY DEED (Without Survivorship)

196  
Alabama Title Co., Inc.

BIRMINGHAM ALA.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Four Thousand and no/100-----DOLLARS

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

Michael C. Nivens and wife, Peggy C. Nivens

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

Juan Lucio

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

The SE 1/4 of the SW 1/4 of Section 2, Township 20, Range 1 West, Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$53,000.00 of the Purchase price was paid from a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hands(s) and seal(s), this 6th day of February, 1987.

11.00  
2.50  
1.00  
14.50  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1987 MAR -3 AM 11:06  
JUDGE OF PROBATE

Michael C. Nivens  
Peggy C. Nivens  
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

the undersigned

General Acknowledgment

I, Michael C. Nivens and Peggy C. Nivens, a Notary Public in and for said County, in said State, hereby certify that whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of February 87 A. D., 1987.

William Halbrooks  
Notary Public.