

767
SEND TAX NOTICE TO:

(Name) Amos A. Nicks and Dortholo Nicks

(Address) P.O. Box 384 Montevallo, AL
35115

Executed for curative purposes

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Other valuable consideration and One and no/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Amos A. Nicks and wife, Dortholo Nicks

(herein referred to as grantors) do grant, bargain, sell and convey unto themselves,

Amos A. Nicks and wife, Dortholo Nicks

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A part of Lot 17 in Block 1 of the Map of Aldmont, as shown in Map Book 3 at page 3, office of Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama and run thence S 88 deg. 02' 43" E along the North line of said Section 20 a distance of 2,202.11' to a point; thence run S 1 deg. 57' 17" W a distance of 2,009.08' to the point of beginning of the parcel being described; thence run S 84 deg. 56' 07" E a distance of 113.61' to a point; thence run S 2 deg. 10' 46" W a distance of 75.29' to a point; thence run N 84 deg. 56' 07" W a distance of 118.65' to a point on the East line of Palmer Street; thence run N 6 deg. 01' 03" E along the said East line of Palmer Street a distance of 75.21' to the point of beginning, containing 0.20 of an acre and marked at each corner with a steel pin or pipe, according to survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated August 30, 1986.

Subject to any easements and rights of way of record.

BOOK 664 PAGE 118
The above described parcel is the parcel in which Earmon Nix and wife, Pearlie Nix (who were the father and mother of said Amos A. Nix) formerly resided before they died, said parcel having been subsequently rented by said Amos A. Nix to various tenants.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this

day of March, 1987.

WITNESS:

Rec 2.50 STATE OF ALA. SHELBY CO.
Jud 1.00 I CERTIFY THIS (Seal)
3.50 INSTRUMENT IS IN FULL
1987 MAR -9 AM 9:49 (Seal)

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amos A. Nicks and wife, Dortholo Nicks whose name(s) 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 3rd day of March, 1987, A.D. 1987.

Dorothy G. Tidwell

Notary Public
My Commission Expires November 1, 1988