

THIS INSTRUMENT PREPARED BY:

NAME Dale Corley 1539
ADDRESS 2100 Sixteenth Avenue South

Send Tax Notice To:

Colette S. Garrison
1201 Breckenridge Park
Helena, Alabama 35080

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Eight Thousand Three Hundred Seventy 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,

Nichols & Hill Construction Co., an Alabama Partnership

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

Colette S. Garrison

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

Lot 1, Block 5, according to a Resurvey of Block 5 of a Resurvey of Breckenridge Park, as recorded in Map Book 11, Page 18, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$67,729.00 of the purchase price recited above 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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 8th day of June, 1987.

Dead Tax \$ 1.00
Mtg. Tax 2.50
Recording Fee 1.00
Indexing Fee 1.50
TOTAL 4.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
1987 JUN 24 PM 12:19
(Seal)
Thomas A. Snowden, Jr.
JUDGE OF PROBATE (Seal)

NICHOLS & HILL CONSTRUCTION CO., AN ALABAMA PARTNERSHIP

By William D. Nichols (Seal)
William D. Nichols, Partner

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D. Nichols, Partner of Nichols & Hill Construction Co., an Alabama Partnership whose name is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June, A. D., 1987.