

SEND TAX NOTICE TO:
Michael W. Nicholas
18th Street and 20th Ave.
Calera, AL 35040

This instrument was prepared by **LARRY L. HALCOMB**
ATTORNEY AT LAW

(Name) **3512 OLD MONTGOMERY HIGHWAY**

(Address) **HOMEWOOD, ALABAMA 35209**

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama**

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of **Fifty nine thousand nine hundred and no/100 (59.900.00)**

to the undersigned grantor, **Central State Bank** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Michael W. Nicholas and Tina A. Nicholas

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in **Shelby County, Alabama, to wit:**

**Lots 15 and 16, according to the map of subdivision of Farris Estates,
prepared by W. R. Silcocks and which is recorded in Map Book 4 page
13 in the Office of the Judge of Probate of Shelby County, Alabama;
being situated in Shelby County, Alabama.**

Subject to taxes for 1987.

Subject to building lines and easements of record.

The grantor does not warrant title to minerals and mining rights.

BOOK 140 PAGE 145

\$59,477.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith

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

1987 JUL 13 AM 11:53

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ 50
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 400

TO HAVE AND TO HOLD, TO ~~THE~~ GRANTEES for and during their joint lives and upon the death of either
of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its **Assistant Vice** **Carlene R. Hadaway**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **9th** day of **July** 19 **87**

ATTEST:
Gene Henry
Secretary

Central State Bank
By *Carlene R. Hadaway*
Assistant Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, **Larry L. Halcomb**
State, hereby certify that
whose name as **Asst. Vice President of Central State Bank**
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the **9th** day of **July** 19 **87**
Larry L. Halcomb
Notary Public

My Commission Expires January 23, 1990