

354

This instrument was prepared by
(Name) Dale Corley
(Address) 2100 Sixteenth Avenue, South

Send Tax Notice To: Martha Elizabeth Speigner
name
1205 Breckenridge Park
address Helena, Alabama 35080
LAND TITLE COMPANY OF ALABAMA

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Thousand Seven Hundred 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
Martha Elizabeth Speigner

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

Lot 5, 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.

\$70,168.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

BOOK 143 PAGE 416
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 SEP -3 AM 11:43

Thomas A. Sweeney
JUDGE OF PROBATE

1. Deed Tax \$ 100.
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 450

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, I have hereunto set my hands(s) and seal(s), this 27th
day of August, 1987.

NICHOLS & HILL CONSTRUCTION CO.,
AN ALABAMA PARTNERSHIP
By William D. Nichols, General Partner
(Seal)
(Seal)
(Seal)

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, General Partner of Nichols & Hill Construction Co., an
whose name 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 General Partner
on the day the same bears date. executed the same voluntarily

Given under my hand and official seal this 27th day of August, A. D. 1987.

Clayton P. Sweeney
Notary Public