

SEND TAX NOTICE TO:

(Name) Lawrence A. Kurtz and Sonja G. Kurtz
(Address) 1203 Breckenridge Park
Helena, AL 35080
#58-13-8-28-1-001-024.06

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 16th Avenue South
(Address) Birmingham, Alabama 35205

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-Two Thousand Five Hundred Thirty-Nine and no/100-----

to the undersigned grantor, Nichols and Hill Construction Company a partnership
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Lawrence A. Kurtz and Sonja G. Kurtz

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama.

Lot 3, 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.

Subject to:

Advalorem taxes for the year 1988 which are a lien, but not due
and payable until October 1, 1988.

Existing easements, restrictions, rights of way, set back lines,
limitations, if any, of record.

\$ 61,336.00 of the consideration was paid from the proceeds of a
mortgage loan.

BOOK 155 PAGE 720

1. Deed Tax \$ 1.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 5.00

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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 encumbrances, unless otherwise noted above, 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
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of October 19 87

XXXXXXXXXX William D. Nichols

NICHOLS & HILL CONSTRUCTION COMPANY, AN
ALABAMA GENERAL PARTNERSHIP

ATTEST:

By William D. Nichols Partner XXXXXXXX

STATE OF ALABAMA
COUNTY OF JEFFERSON

STATE OF ALABAMA
COUNTY OF SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 OCT 16 PM 1:01

I, Gene W. Gray, Jr.

State, hereby certify that

William D. Nichols

whose name as

XXXXXXXXXX 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 partnership

Given under my hand and official seal, this the

13th

day of

October

19 87

Notary Public