

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. and Mrs. Jerry Nicholas
(Address) 1139 Independence Drive
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100 (\$105,000.00) DOLLARS

to the undersigned grantor, SOUTH BREEZE REALTY CORPORATION a corporation,
(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

JERRY NICHOLAS and wife, SHERRY THOMAS NICHOLAS

(herein referred to as GRANTEES) 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:

Lot 20, according to the survey of Autumn Ridge, as recorded in Map Book 12 page 4,
5, & 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Independence Drive and Elm Drive as
shown by plat.

Public utility easements as shown by recorded plat, including a 25 foot on rear for
sanitary sewer easement.

Restrictions, covenants and conditions as set out in instrument recorded in Real 174
page 504 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument
recorded in Real 220 page 455 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining
rights and other rights, privileges and immunities relating thereto, including
rights as referred to in Real 150 page 648 in Probate Office of Shelby County,
Alabama.

\$84,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

1. Deed Tax \$ 21.00
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 24.50

TO HAVE AND TO HOLD, To the said 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 contingent
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 encumbrances,

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 it President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17 day of Feb. 1989.

ATTEST:

Secretary

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
SOUTH BREEZE REALTY CORPORATION
President, James W. Elliott

89 FEB 20 PM 3: 52

Judge of Probate

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public is and for said County in said
State, hereby certify that James W. Elliott
whose name as President of South Breeze Realty Corporation
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 is 17th day of February 19 89