

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT TO TITLE.

1139

SEND TAX NOTICE TO:

J. W. Nichols

(Name) Steel City Olds

2415 7th Avenue S.

(Address) Birmingham, Alabama 35233

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jasper W. Nichols, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul W. Nichols, Gregory W. Nichols and Jasper W. Nichols

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

Shelby County, Alabama to-wit:

Lot 23, in the 1978 Addition to Shelby Shores, recorded in Map Book 7, Page 88, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

BOOK 238 PAGE 652

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD A. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED.

89 MAY 16 AM 9:05

JUDGE OF PROBATE

THE PURPOSE OF THIS DEED IS TO VEST TITLE DIFFERENTLY.

1. Deed Tax \$ 50

2. Mtg. Tax

3. Recording Fee 250

4. Indexing Fee 300

TOTAL

600

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 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, we have hereunto set our hand(s) and seal(s), this

day of May, 19 89

WITNESS:

(Seal)

Jasper W. Nichols (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jasper W. Nichols, a married man

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of May

A. D., 19 89

Camona S. Wilder

Notary Public.