

CONSIDERATION \$77,000.00

3753

SEND TAX NOTICE TO:

(Name) Danny S. Sexton
1441 Alexander Court
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Porterfield, Bainbridge, Mims, Harper & Mills, P. A.
#2 Office Park Circle, P. O. Box 7688-A
(Address) Birmingham, Alabama 35253-7688

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 Ten dollars and other good and valuable consideration----- (\$10.00)
DOLLARS

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

Clarence Nickel and wife, Mildred F. Nickel

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

Danny S. Sexton and wife, Bonnie J. Sexton

(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 5, according to the Survey of Kingwood, as recorded in Map Book 6,
page 40, in the Probate Office of Shelby County, Alabama.

BOOK 261 PAGE 947

This conveyance is made subject to all easements, restrictive covenants, reservations,
and rights of way appearing of record affecting the property.

A portion of the above consideration was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

I CERTIFY THIS
INSTRUMENT WAS FILED

89 OCT 17 PM 1:21

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>1.00</u>
2. Mig. Tax -----	\$ -----
3. Recording Fee -----	\$ <u>2.50</u>
4. -----	\$ <u>3.00</u>
5. -----	\$ -----
6. -----	\$ <u>1.00</u>
Total -----	\$ <u>7.50</u>

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 21st
day of August, 19 89

WITNESS:

Guys Guidry (Seal)
Melvin Felt (Seal)

(Seal)

Clarence Nickel (Seal)
Mildred F. Nickel (Seal)

(Seal)

STATE OF Louisiana }
Ascension COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Clarence Nickel and wife, Mildred F. Nickel
whose name s are signed to the foregoing conveyance; and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21st day of August, A. D., 19 89

Anita D. Amedee