

1383

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35209

Jeffrey Allen Badders
1150 Dearing Downs
Helena, AL 35080

7.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$90,500.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, JASPER W. NICHOLS and wife, MAIRIAM S. NICHOLS, (herein referred to as Grantors) do grant, bargain, sell and convey unto JEFFREY ALLEN BADDERS AND LISA JOY BADDERS (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 41, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$89,735.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 we do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seal, this 12th day of January, 1990.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Jasper W. Nichols
Jasper W. Nichols

90 JAN 19 AM 10:32

Mairiam S. Nichols
Mairiam S. Nichols

Deed TAX 1.00
Rec 2.50
Jud 3.00
Cert 1.00
7.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JASPER W. NICHOLS AND WIFE, MAIRIAM S. NICHOLS whose names 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 the 12th day of January, 1990.

Frank K. Bynum
Notary Public

My Commission Expires: 11/20/92

zbadders