

SEND TAX NOTICE TO:

(Name) John M. Nolan
Julie B. Nolan
 (Address) 3405 Falcon Wood Lane
Birmingham, AL 35242
10-1-02-0-001-016

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TICOR 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twelve Thousand Five Hundred and no/100----- DOLLARS

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

Thomas M. Ramsey, a single man
 (herein referred to as grantors) do grant, bargain, sell and convey unto

John M. Nolan and Julie B. Nolan
 (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 7, in Block 1, according to the Survey of Applecross, as recorded in Map Book 6, Page 42 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for the current year, existing easements, rights-of-way, restrictions, building set back lines and limitations of record.

Mineral and mining rights excepted.

\$104,237.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

90 JUL -5 AM 10:06

JUDGE OF PROBATE

1. Dead Tax	112.50
2. Int. Tax	2.50
3. Int. Tax	3.00
4. Int. Tax	1.00
5. Int. Tax	
6. Int. Tax	
Total	119.00

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 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, I have hereunto set my hand(s) and seal(s), this March 23 day of March, 1990.

WITNESS:

(Seal) Thomas M. Ramsey (Seal)
 (Seal) (Seal)
 (Seal) (Seal)

STATE OF ALABAMA Kentucky }
Fayette COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Ramsey, a single 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 26th day of March, A.D., 1990

Americas 1st C.U.

Melvin J. Corbett

BOOK 298 PAGE 775