

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Frederick E. Nichols
209 Chestnut Circle
Alabaster, Alabama 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Thirty-Seven Thousasnd Eight Hundred and No/100 Dollars (\$137,800.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, W. Steve Barnes and wife, Patricia J. Barnes, (herein referred to as Grantors) do grant, bargain, sell and convey unto Frederick E. Nichols and Alice M. Nichols (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:

Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 21 South, Range 3 West; thence run Easterly along the North line of said 1/4-1/4 Section, 265.00 feet to the point of beginning; thence left 67 degrees 05 minutes 20 seconds and run 93.49 feet to a point on the Southerly right of way of Chestnut Circle, said point being on a curve to the left having a radius of 240.00 feet and a central angle of 39 degrees 08 minutes 42 seconds; thence Southeasterly along the arc of said curve, 163.97 feet to a point of reverse curve having a radius of 220.00 feet and a central angle of 3 degrees 05 minutes 27 seconds; thence Southeasterly along the arc of said curve, 115.54 feet; thence right 104 degrees 59 minutes measured from the chord of said curve and run 908.87 feet; thence right 142 degrees 25 minutes 39 seconds and run 587.86 feet; thence right 93 degrees 06 minutes 06 seconds and run 265.27 feet; thence left 93 degrees 11 minutes 17 seconds and run 180.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

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

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ourselves and for our 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 we 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 23rd day of March, 1992.

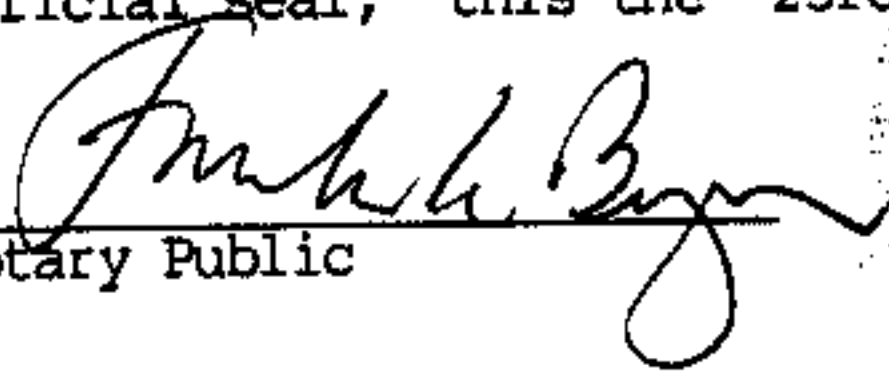
W. STEVE BARNES

PATRICIA J. BARNES

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. Steve Barnes and wife, Patricia J. Barnes 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 23rd day of March, 1992.


Notary Public

My Commission Expires: 11/20/92

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37.80
5.00
42.80

04/09/1992 3793
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 47.00