

This instrument was prepared by

Send Tax Notice To: CLAUDE E. PRUITT  
name 1797 Fulton Springs Rd  
Alabaster, Alabama 35007  
address

(Name) HOLLIMAN, SHOCKLEY & KELLY  
3821 Lorna Road, Suite 110  
(Address) Riverchase, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-two 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,

CHARLES RAY NICHOLS and wife, MARY NELL NICHOLS

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

CLAUDE E. PRUITT and ANGELA M. PRUITT

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

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$31,775.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-00130

01/04/1993-00130  
02:42 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 10.00

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, we have hereunto set our hand(s) and seal(s), this 16th day of December, 1992.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Charles Ray Nichols (Seal)  
CHARLES RAY NICHOLS

\_\_\_\_\_  
(Seal)

Mary Nell Nichols (Seal)  
MARY NELL NICHOLS

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHARLES RAY NICHOLS and wife, MARY NELL NICHOLS 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 16th day of December A. D., 1992

My Commission Expires: 8-28-94

[Signature]  
Notary Public.

EXHIBIT "A"

A parcel of land lying in the SW 1/4; SE 1/4; Section 12, and the NW 1/4; NE 1/4; Sec. 13 all in T21S; R3W, and more particularly described as follows:  
Start at the northeast corner of the said NW 1/4; NE 1/4; Sec. 13; T21S; R3W run westerly along the north boundary line of the said NW 1/4; NE 1/4 a distance of 178.18 feet to an iron marker on the north right of way line of the Ellitsville-Saginaw Road at a point where an Alabama State Right of Way strikes the said north right of way of the said Ellitsville-Saginaw Road. Said marker being at the northeast end of a steel pipe culvert, the point of beginning.  
Thence run northwesterly along the said right of way owned by the State of Alabama a distance of 170.3 feet to an iron marker at the right of way fence of U.S. I-65, thence turn an angle of 87 degrees 48' to the left and run westerly a distance of 145.45 feet to an iron marker on the east bank of a creek. Thence turn an angle of 120 degrees 53' to the left and run southeasterly along said creek a distance of 237.9 feet, more or less, to the said north right of way of said Ellitsville-Saginaw Road, thence run northeasterly along the said R/W of said Ellitsville-Saginaw Road a distance of 58.0 feet to the point of beginning.

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