

Send Tax Notice To:

Tim Niknafs  
124 Alexander Road  
Leeds, AL 35094  
PID#

**WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of

**Twenty-Five Thousand and 00/100'S \*\*\* (\$25,000.00)**  
to the undersigned Grantor(s) , in hand paid by the Grantee(s)  
herein, the receipt whereof is acknowledged, I or we,

**Richard Carlson and Nancey K. Carlson, husband and wife**  
(hereinafter referred to as Grantor, (whether one or more),  
does/do hereby grant, bargain, sell and convey unto

**Tim Niknafs and Tonya Martin**  
(herein referred to as Grantees), for and during their joint  
lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder  
and right of reversion, the following described real estate,  
situated in **Shelby County, Alabama**, to-wit:

**See attached Exhibit "A" for legal description.**

**\$24,000.00** of the purchase price recited above was paid  
from a mortgage loan closed simultaneously herewith.

Subject to current taxes, easements and restrictions  
of record.

**THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE  
TITLE OF THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY  
REPRESENTATION CONCERNING THE VALIDITY OF SAME.**

**TOGETHER WITH** all and singular, the rights and privileges,  
hereditaments, and appurtenances thereto belonging or in anywise  
appertaining.

**TO HAVE AND TO HOLD**, To the said Grantees, for and during  
their joint lives and upon the death of either of them, then to  
the survivor of them in fee simple, and to the heirs and assigns  
of such survivor 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 in and to the property  
described hereinabove 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 said Grantor does for himself/herself, his/her heirs,  
executors and assigns, covenant with said Grantee, his, her or  
their heirs and assigns, that he/she/they is/are lawfully seized  
in fee simple of said premises, that he/she/they is/are free  
from all encumbrances, that he/she/they has/have a good right to  
sell and convey the same as aforesaid, and that he/she/they  
will, and his/her/their heirs, executors and assigns shall,  
warrant and defend the same to the said Grantee, his, her or  
their heirs, executors and assigns forever, against the lawful  
claims of all persons.

Inst # 1993-27105

09/04/1993-27105  
11:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 4th day of August, 1993.

  
Richard Carlson

  
Nancey K. Carlson

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Richard Carlson and Nancey K. Carlson, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of August, 1993.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

93294SH

This instrument prepared by:

**W. Russell Beals, Jr., Attorney at Law**  
BEALS & ASSOCIATES, P.C.  
#10 Inverness Center Pkwy., Suite 110  
Birmingham, AL 35243

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