

SEND TAX NOTICE TO:

Ricky A. Trotter

(Name) Jennifer L. Trotter

(Address) 3316 Culloden Way  
Birmingham, Alabama 35242

This instrument was prepared by

(Name) Newman & Sexton, Attorneys at Law

(Address) 3021 Lorna Road, Suite 310  
Birmingham, Alabama 35216

Form TICOR 5200 1-84 #93-359-175  
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 Forty Eight Thousand and No/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John W. Nichols and wife, Pamela J. Nichols

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

Ricky A. Trotter and Jennifer L. Trotter

(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 5, in Block 10, according to the Survey of Kerry Downs, a Subdivision of Inverness,  
as recorded in Map Book 5, pages 135 and 136, in the Office of the Judge of Probate  
of Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to: 1. Taxes for the year 1994 and subsequent years.  
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and  
conditions of record, if any.

\$118,400.00 of the above mentioned purchase price was paid for from a mortgage loan  
which was closed simultaneously herewith.

Inst # 1993-29096

09/21/1993-29096  
02:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCD 38.50

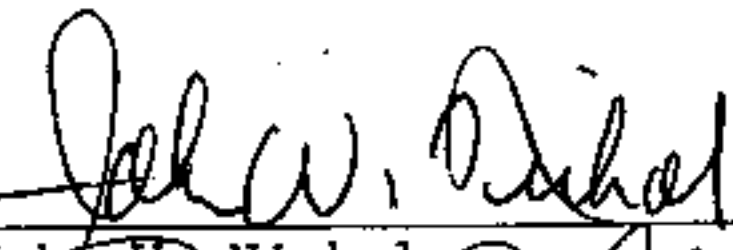
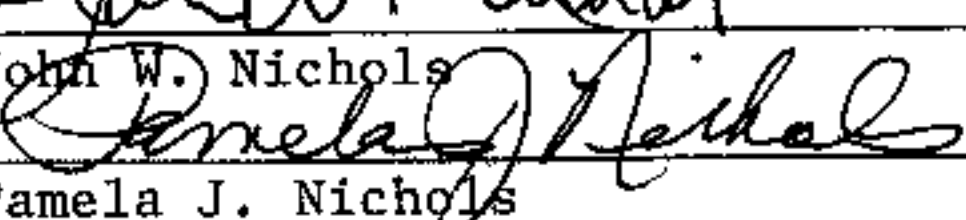
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of  
the grantees herein) 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 17th  
day of September, 19 93.

WITNESS:

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

 (Seal)  
John W. Nichols (Seal)  
 (Seal)  
Pamela J. Nichols (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that John W. Nichols and Pamela J. Nichols, husband and wife  
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 17th day of September, 19 93 A. D., 19

My commission expires:

Notary Public.