

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 # 1994-18541

Inst # 1993-27105

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

06/09/1994-18541
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.50

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

Richard Carlson
Richard Carlson

Nancey K. 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.

W. Russell Beals, Jr.
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

Inst # 1993-27105

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

FILE NO: 93294SH

LOAN NO:

BINDER NO:

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Northwest corner of the SE 1/4 of SW 1/4 of Sec. 35, Township 17 South, Range 1 East; thence South along the West line of said 1/4-1/4 Section distance of 424 feet thence run in a Northwesterly direction, along the North line of Grantees present lot, 105 feet to the point of beginning of tract herein described; thence run South along East line of Grantee's present lot a distance of 240 feet more or less, thence run North 60 deg. 49 min. 14 sec. East 104.35 feet, thence North 0 deg. 47 min. 13 sec. East 211.04 feet, thence West approx. 104.35 feet more or less, parallel to the Hazel Alexander Property line, to the beginning.

Inst. # 1994-18541

06/09/1994-18541
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50