

294-1531

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

Inst # 1994-29675

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

HENRIETTA G. NICKS
134 NORRIDGE PLACE
PELHAM, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND and 00/100 (\$125,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, THOMAS L. BURCH and PEGGY JEAN BURCH, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HENRIETTA G. NICKS AND RICHARD D. NICKS, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 19, ACCORDING TO THE AMENDED MAP OF THE RESURVEY OF THE FINAL PLAT, PHASE III, STRATFORD PLACE, AS RECORDED IN MAP BOOK 14 PAGE 38 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. A 20ft. building line from Norridge Place and a 10 ft. utility easement as shown by recorded plat.
3. Restrictions as recorded in Map Book 14 page 48.
4. Restrictive Covenants as recorded in Real Book 252 page 269.
5. Underground agreement with Alabama Power Company as recorded in Real Vol. 298 page 912.
6. Restrictive covenants in favor of Alabama Power Company as recorded in Real Vol. 298 page 886.
7. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 101 page 551.
8. Easement to Alabama Power Company as recorded in Real Volume 127 page 63.
9. Sewer and water easement to the City of Pelham as recorded in Real Volume 111 page 673.

\$45,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants,

09/29/1994-29675
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCU 92.00

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, THOMAS L. BURCH and PEGGY JEAN BURCH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of September, 1994.


THOMAS L. BURCH


PEGGY JEAN BURCH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that THOMAS L. BURCH and PEGGY JEAN BURCH, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of September, 1994.


Notary Public

My commission expires: 7/16/98

Inst # 1994-29675

09/29/1994-29675
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 92.00