

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Brian Keith Nichols

(Address)

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED--Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY SIX THOUSAND AND NO/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Tommy Kelley and wife, Melissa Kelley,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Brian Keith Nichols, a married man,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the SW corner of the NW 1/4 of the NE 1/4, Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, run North 00 degrees 08 minutes 57 seconds East 256.63 feet; thence North 81 degrees 10 minutes 39 seconds East 888.57 feet to the center of a drive or road and the beginning point of the lot here described; from said point run along said road line North 02 degrees 08 minutes 59 seconds East 179.106 feet; thence leaving said road run North 56 degrees 22 minutes 04 seconds East 192.089 feet; thence South 88 degrees 05 minutes 10 seconds East 232.59 feet; thence South 24 degrees 22 minutes 03 seconds West 417.729 feet; thence North 65 degrees 35 minutes 23 seconds West 249.26 feet, back to the point of beginning.

According to the survey of Frank B. Garrett, Jr., dated February 1, 1996.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

\$34,074.68 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

11/07/1997-36496
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 13.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 5th day of November, 1997.

Tommy Kelley (Seal)
Tommy Kelley

Melissa Kelley (Seal)
Melissa Kelley

By: Melissa Kelley, Attorney in Fact, under Power of Attorney recorded as Instrument #1997-36495, in Probate Office of Shelby County, Alabama.

Melissa Kelley (Seal)
Melissa Kelley

(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Melissa Kelley

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of November, A. D., 1997

[Signature]
Notary Public.

My Commission Expires: 10/16/2000

Inst # 1997-36496

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Melissa Kelley, whose name as Attorney in Fact for Tommy Kelley, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date, in her capacity as such Attorney in Fact.

Given under my hand and official seal, this 5th day of November, 1997.



Notary Public

My commission expires: 10/16/2000

Inst # 1997-36496

11/07/1997-36496
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SHELBY COUNTY JUDGE OF PROBATE

002 MEL 13.00