

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Kenneth Andrew Nicholson
5170 South Shades Crest Rd.
(Address) Bessemer, Al. 35023

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.
(Address) Birmingham, Al. 35216

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred seventy-seven thousand five hundred and no/100 (\$177,500.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Joseph P. Stringer and his wife Jewel G. Stringer

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

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

Lot 3A, according to a Resurvey of Lots 3 & 4 of Carter's Addition to South Shades Crest, recorded in Map Book 24, page 104, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.
Subject to: All easements, restrictions and rights of way of record.

\$157,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1998-44922

11/12/1998-44922
01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
201 201 20.30

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 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 hands(s) and seal(s), this 16 day of October, 1998.

(Seal)

(Seal)

(Seal)

Joseph P. Stringer (Seal)
JOSEPH P. STRINGER
Jewel G. Stringer (Seal)
JEWEL G. STRINGER (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph P. Stringer and his wife Jewel G. Stringer whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of October, A. D. 1998.

Patricia K. Martin
Notary Public.