

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, HAROLD D. NICHOLS, a married man, the Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to him by JASON B. NICHOLS, the Grantee, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, the following described lot or parcel of land, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land lying in the SE 1/4 of the SE 1/4 of Section 32, Township 20, Range 3 West and being more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 3 West; thence East along the North line of said 1/4-1/4 Section a distance of 315.62 feet; thence South 1 degree 33 minutes 0 seconds East a distance of 327.31 feet to the Point of Beginning; thence continue along the last described course a distance of 260.00 feet; thence South 83 degrees 25 minutes 5 seconds East a distance of 175.85 feet; thence North 6 degrees 43 minutes 19 seconds West a distance of 286.09 feet; thence South 88 degrees 25 minutes 59 seconds West a distance of 148.29 feet to the Point of Beginning; being situated in Shelby County, Alabama.

SUBJECT TO: Mineral and mining rights are not insured. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 130, page 191, and Deed Book 230, page 825 in Probate Office of Shelby County, Alabama.


The property described above and conveyed herein comprises no part of the homestead of the Grantor and his spouse.

RESERVING AND EXCEPTING THEREFROM, HOWEVER, UNTO GRANTOR THE FULL USE, CONTROL, INCOME, AND POSSESSION OF THE PROPERTY FOR AND DURING HIS NATURAL LIFE.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said Grantee, and unto his heirs and assigns forever.

AND THE UNDERSIGNED Grantor, for himself, his heirs and assigns, does hereby, and in consideration of the premises, warrants and will forever defend the title to the above described and hereby granted premises unto the said Grantee, his heirs and assigns, from and against himself, and all persons claiming or holding under him, the said Grantor, and also against the lawful claims or demands of all persons whosoever, covenanting that he is seized in fee thereof; that he has a good and lawful right to sell and convey the same, as aforesaid; and that the same is free and clear of all liens and encumbrances, except the lien for taxes due for the current year, and subsequent years; and also excepting the easements and restrictions of record in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, I, the said Grantor, have hereunto set my hand and seal on this the 29th day of January, 1999.



Harold D. Nichols (SEAL)
Inst # 1999-32472

08/03/1999-32472
01:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CSM 11.50

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harold D. Nichols, a married man, 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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal on this the 29th day of January, 1999.

Paul L. Milliron
Notary Public

My Commission Expires 10/20/2002

THIS INSTRUMENT PREPARED BY:
Paul L. Milliron, Attorney,
P. O. Box 307,
Huntsville, Alabama 35804

Inst # 1999-32472

08/03/1999-32472
01:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRN 11.50