

This instrument was prepared by

Send Tax Notice To: Larry E. Nichols, Jr.

(Name) Larry L. Halcomb

name

5058 Shelby Drive

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY ONE THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$161,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Wanda G. Reeves and husband, Ricky H. Reeves

(herein referred to as grantors) do grant, bargain, sell and convey unto Larry E. Nichols, Jr. and wife, Melanie G. Nichols

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 95, according to the Survey of Southern Pines, Second Sector, as recorded
in Map Book 7, page 12, in the Probate Office of Shelby County, Alabama.

Subject to taxes for year 2000.

Subject to restrictions or covenants; restrictions as shown on recorded map;
40 foot building line; 10 foot easement on rear; 7 1/2 foot easement on West;
right of way to Alabama Power Company; and right of way to Southern Bell
Telephone & Telegraph Company, of record.

Grantors make no warranty of title to coal, oil, gas and other mineral
interests in, to or under subject property.

\$ 120,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Wanda G. Reeves and Wanda Gail Reeves is one and the same person.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, 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, 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 hand(s) and seal(s), this 29th
day of June, 2000.

Wanda G. Reeves by Ricky H. Reeves Attorney in Fact

(Seal)

Wanda G. Reeves, by Ricky H. Reeves,
Ricky H. Reeves Attorney in Fact
(Seal)

(Seal)

Ricky H. Reeves
(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Ricky H. Reeves
whose name(s) 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 executed the same voluntarily*
on the day the same bears date.

Given under my hand and official seal this 29th day of June A.D., 2000

*both in his individual capacity and in
his capacity as Attorney in Fact for
Wanda G. Reeves

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002

07/05/2000-22262

01:31 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 HNS 50.00

Inst # 2000-22262