

15,000

SEND TAX NOTICE TO:

Sue C. Nichols
1573 Bent River Circle
Birmingham, Al. 35216

STATE OF ALABAMA)
:
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **SUE C. NICHOLS, an unmarried woman** (hereinafter referred to as the "Grantor"), in hand paid by **NICK NICHOLS** (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee all of its right, title, and interest, (except retaining a Life Estate interest) in and to that certain real estate situated in Shelby County, Alabama, (the "Property"),

Lot 16, according to the Survey of Bent River Estates, Phase I, as recorded in Map Book 17, Page 135, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Grantor is the surviving grantee of that certain deed dated December 8, 1994 6450, page 388 in the Probate office of Jefferson County, Alabama; the other grantee O. C. Nichols, having died on or about May 17, 2000.

A Life Estate is hereby reserved in this property by the Grantor, Sue C. Nichols.

Mineral and mining rights excepted.

Subject to easements, rights of way, reservations, agreements, and restrictions and set back lines of record.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the successors of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the

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SHELBY COUNTY JUDGE OF PROBATE
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said premises of the Grantees and the heirs and assignees of the Grantees forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 30th day of November, 2000.

Sue C. Nichols
SUE C. NICHOLS

STATE OF ALABAMA)
:
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUE C. NICHOLS, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 30th day of November, 2000.

[Signature]
NOTARY PUBLIC

My Commission Expires: 1/13/04

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