

SEND TAX NOTICE TO:

(Name) Sally Nickles

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Patricia K. Martin, PC  
2090 Columbiana Rd.  
(Address) Birmingham, Al. 35216

Inst # 2001-51195

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

11/27/2001-51195  
02:27 PM CERTIFIED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS, 11.50  
SHELBY COUNTY JUDGE OF PROBATE

That in consideration of Ten and no/100 (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Sally Nickles and her husband William M. Nickles

(herein referred to as grantors) do grant, bargain, sell and convey unto

Sally Nickles and William M. Nickles

(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 23, according to the Map of Sunrise Cove, as recorded in Map Book 5,  
Page 31 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Sally Fowler and Sally Nickles is one and the same person, Sally Fowler  
being that Grantee on deed recorded in Inst. No. \_\_\_\_\_

Grantors and Grantees are one and the same persons, the purpose of this  
deed to convey title to husband and wife as joint tenants with right of  
survivorship.

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 13  
day of November, 2001

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Sally Nickles  
SALLY NICKLES  
William M. Nickles  
WILLIAM M. NICKLES  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Sally Nickles and her husband William M. Nickles

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 have executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 13 day of November, 2001 A. D.,

Patricia K. Martin  
Notary Public.