

**SEND TAX NOTICE TO:**  
Earl D. Nichols  
Susanna A. Nichols  
669 Old Cahaba Drive  
Helena, AL 35080

**This instrument was prepared by:**  
Patricia K. Martin, PC  
2090 Columbiana Road, Ste. 2000  
Birmingham, Alabama 35216

## WARRANTY DEED

**STATE OF ALABAMA     )**  
**JEFFERSON COUNTY    )**     **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE HUNDRED THIRTY-SEVENTHOUSAND and No/100's (\$137,000.00) DOLLARS** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Larry Wayne Campbell and wife, Leslie Bennet Campbell** (hereinafter grantors), do grant, bargain, sell and convey unto **Earl D. Nichols and wife, Susanna A. Nichols**, (hereinafter grantee), all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

**Lot 208, according to the Survey of Old Cahaba, Willow Run Sector, as recorded in Map Book 25, Page 10, in the Probate Office of Shelby County, Alabama.**

**\$ 135,769.00** of the above referenced consideration is from a purchase money first mortgage.

**\$ 7,320.00** of the above referenced consideration is from a purchase money second mortgage, subordinate to the first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of June, 2002.

*Larry Wayne Campbell, by Leslie*  
*Bennett Campbell, as Attorney-In-Fact*  
Larry Wayne Campbell, by Leslie Bennet  
Campbell, as Attorney-In-Fact

*Leslie Bennet Campbell*  
Leslie Bennet Campbell

**STATE OF ALABAMA     )**  
**JEFFERSON COUNTY    )**

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Leslie Bennet Campbell, whose name as Attorney in Fact under Specific Power of Attorney for

Larry Wayne Campbell, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day being informed of the contents of the conveyance, she in her capacity as such Attorney in Fact under Specific Power of Attorney for Larry Wayne Campbell executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of June, 2002.

  
Notary Public: Patricia K. Martin

My commission expires: 06/28/2004

**STATE OF ALABAMA     )**  
**JEFFERSON COUNTY    )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie Benne Campbell, a married woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2002.

  
Notary Public: Patricia K. Martin

Commission Expires: 06/28/2004