

SEND TAX NOTICE TO:
Richard W. Nichols
131 Salisbury Lane
Birmingham, Alabama 35242

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
(Address) P.O. Box 822, Columbiana, Alabama 35051

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Eighty-Nine Thousand, Five Hundred Six and no/100---DOLLARS

to the undersigned grantor, Robert S. Grant Construction, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Richard W. Nichols and Rizalina D. Nichols
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

20030811000523170 Pg 1/1 49.50
Shelby Cnty Judge of Probate, AL
08/11/2003 09:54:00 FILED/CERTIFIED

Lot 2133, according to the Map of Highland Lakes, 21st Sector,
Phase I & II, an Eddleman Community, as recorded in Map Book 30,
Page 6, in the Probate Office of Shelby County, Alabama.
Being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways,
common area all as more particularly described in the Declaration
of Easements and Master Protective Covenants for Highland Lakes, a
Residential Subdivision, as recorded in Instrument #1994-07111 and
amended in Instrument #1996-17543 and further amended in Instrument
#1999-31095, in the Probate Office of Shelby County, Alabama, and
the Declaration of Covenants, Conditions, and Restrictions for
Highland Lakes, a Residential Subdivision, 21st Sector, Phase I &
II, recorded as Instrument #20020716000332740, in the Probate
Office of Shelby County, Alabama (which, together with all
amendments thereto, is hereinafter collectively referred to as, the
"Declaration.")

Minerals and mining rights excepted.

Subject to taxes for 2003 and subsequent years, easements,
restrictions, rights of way, and permits of record.

\$354,220.00 of the above recited consideration was paid from a
mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert S. Grant
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of August 19 2003.
ATTEST: ROBERT S. GRANT CONSTRUCTION, INC.

Secretary Robert S. Grant, its President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that Robert S. Grant
whose name as President of Robert S. Grant Construction, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 11th day of August 2003.

my commission expires: 10/16/04

Notary Public