


This instrument prepared by:
Paul Ricky Kornis, Attorney at Law
300 Corporate Parkway South, Suite 152
Birmingham, Alabama 35242

Send Tax Notice To:
Michael J. & Wanda L. Nicholas
130 Mission Circle South
Montevallo, AL 35115

WARRANTY DEED
Joint Tenants With Right of Survivorship


20030826000566830 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
08/26/2003 11:15:00 FILED/CERTIFIED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **One Hundred Fifty Eight Thousand and 00/100 Dollars (\$158,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/we,

Samuel Glass and Kellie Glass, husband and wife

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

Michael J. Nicholas and Wanda L. Nicholas, husband and wife

(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 13, Block 3, according to the Survey of Mission Hills, Second Sector, as recorded in Map Book 6, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2003 ad valorem taxes not yet due and payable;
(2) all mineral mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions covenants and encumbrances of record.

\$158,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.

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, I/we have set our/my hand(s) and seal(s), this **22nd** day of **August, 2003**.

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)
Samuel Glass
_____(Seal)
Kellie Glass


_____(Seal)

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel Glass and Kellie Glass whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **22nd** day of **August, 2003**



Notary Public – Paul Ricky Kornis
My Commission Expires: **10-9-05**

