

SEND TAX NOTICE TO:
James M. Nix and Jacqueline Moore
5078 Shelby Drive
Birmingham, Alabama 35242

This instrument was prepared by
Joe Somma
Attorney at Law
300 Office Park Drive, Ste 230
Birmingham, Alabama 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty Six Thousand and No/100 Dollars (\$66,000.00)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Donna C. Click, an unmarried woman
(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto
James M. Nix, an unmarried man Jacqueline Moore, an unmarried woman
(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

**LOT 94, ACCORDING TO THE SURVEY OF SOUTHERN PINES, FIRST SECTOR, AS
RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA.**

Subject to: (1) Taxes for the year 2002 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

\$91,584.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Donna C. Click is the surviving grantor of that certain deed recorded in Instrument #1993-19976, the other grantor Major Ray Click having died on November 1, 2001.

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **October 17, 2003**.



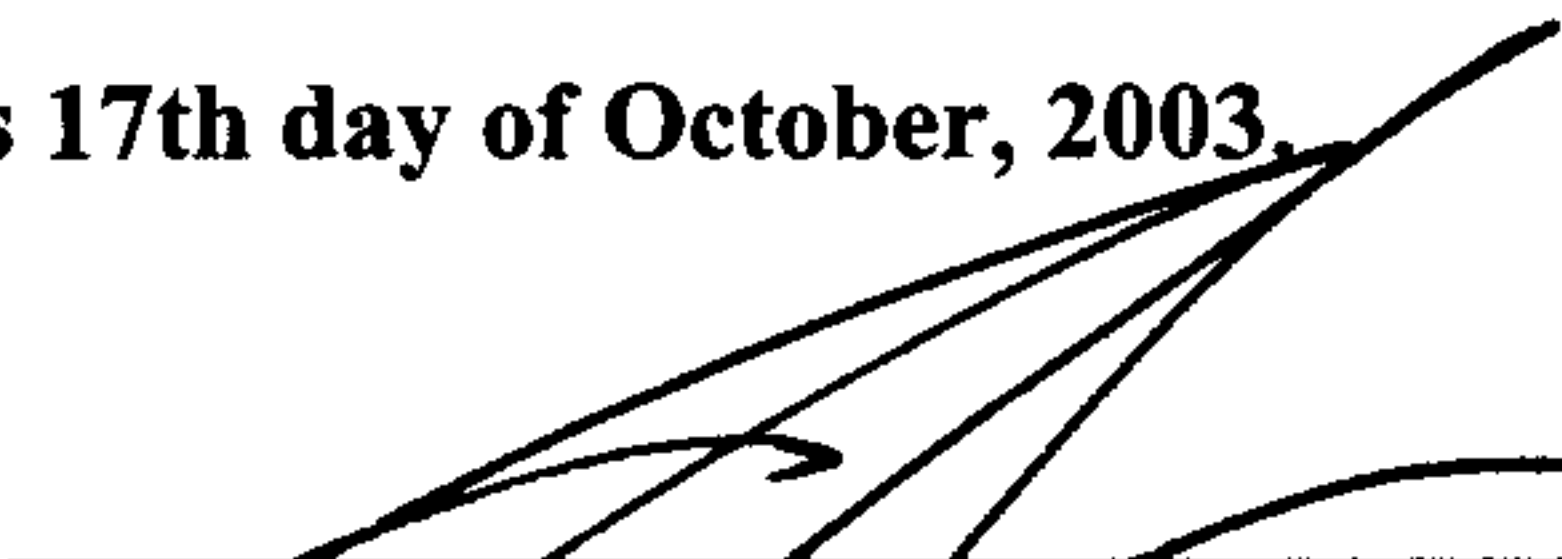
Donna C. Click (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Donna C. Click, an unmarried woman, whose name was signed to the foregoing conveyance, and who is known to me (or satisfactorily proven), 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 17th day of October, 2003.



Notary Public. (Seal)
My Commission Expires: _____

Prepared Title