


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Frederick & Alice Nichols
720 Fowler Lane
Shelby, Ala 35401

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20031125000772760 Pg 1/1 89.00
Shelby Cnty Judge of Probate, AL
11/25/2003 02:03:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY EIGHT THOUSAND DOLLARS AND NO/00 (\$78,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **NEIL L. WEIR AS PERSONAL REPRESENTATIVE OF THE MILDRED C. WEIR ESTATE AND NEIL L. WEIR, A MARRIED MAN, AND RANDALL C. WEIR, A MARRIED MAN, AND GARY B. WEIR, A MARRIED MAN (herein referred to as grantor)** grant, bargain , sell and convey unto, **FREDERICK E. NICHOLS AND ALICE M. NICHOLS (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 7, according to the survey of McDow, Walton, & Harrison Subdivision in the Town of Columbiana, Alabama, as shown by map recorded in Map Book 3, Page 153, in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

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

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

None of the above-recited consideration was paid from a mortgage recorded 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of November 2003.

The Estate of Mildred C. Weir

Neil L. Weir
Neil L. Weir

Neil L. Weir, as Personal Representative
Neil L. Weir, as Personal Representative

Randall C. Weir
Randall C. Weir

Gary B. Weir
Gary B. Weir

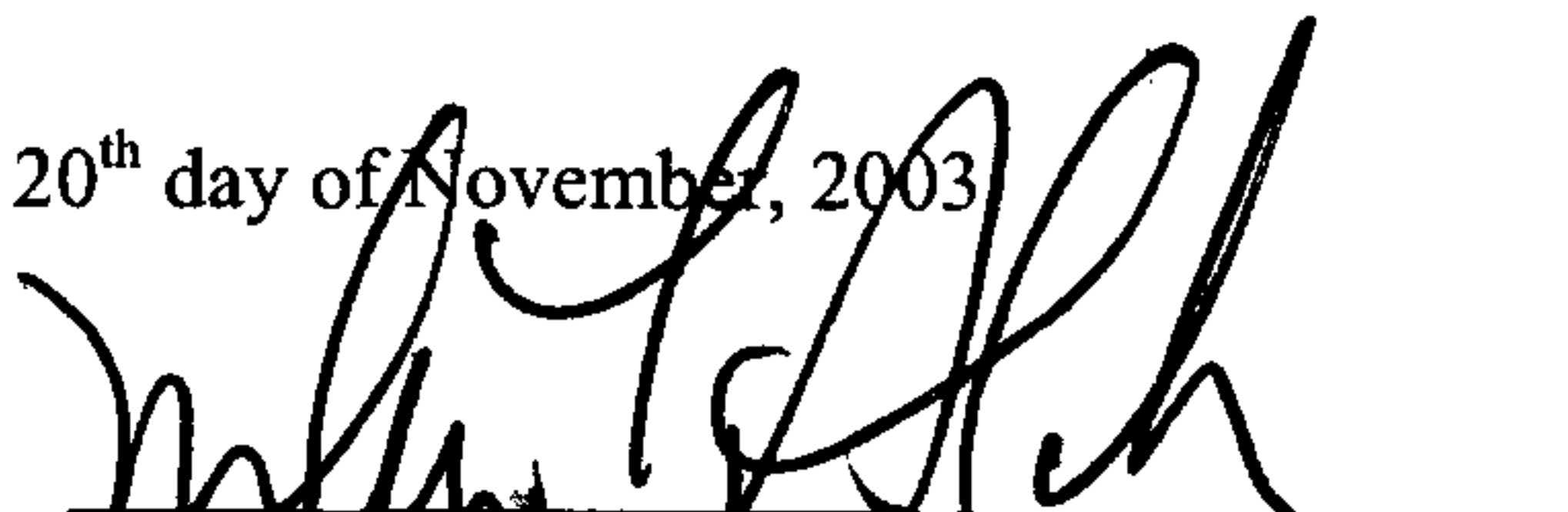
By: Neil L. Weir, P.A.
BY: Neil L. Weir; Attorney in Fact; under Power
Of Attorney Recorded in Instrument # _____
In Probate Office of Shelby County, Alabama.

By: Neil L. Weir, P.A.
BY: Neil L. Weir, Attorney in Fact, under Power
Of Attorney Recorded in Instrument _____
In Probate Office of Shelby County, Alabama.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Neil L. Weir, as Personal Representative for the Estate of Mildred C. Weir, and Neil L. Weir as Attorney in Fact for Randall C. Weir, and Neil L. Weir as Attorney in Fact for Gary B. Weir, and Neil L. Weir whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, 2003



Notary Public

My commission expires: 10/16/04