

FRS File No.: 314998

Customer File No.: 17774

WARRANTY DEED

THE STATE OF NC  
COUNTY OF GUILFORD }

#10,000.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Sandra B. Nichols and Ronnie A. Nichols, wife and husband, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto  
SIRVA Relocation, LLC, a Corporation

(herein referred to as GRANTEE), ~~his~~<sup>its</sup> heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A"

Subject to current taxes, easements and restrictions of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 101 Salisbury Lane, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, ~~his~~<sup>its</sup> heirs and assigns, forever.  
its

AND GRANTOR does covenant with the said GRANTEE, ~~his~~<sup>its</sup> heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, ~~his~~<sup>its</sup> heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, ~~his~~<sup>its</sup> heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided. its

IN WITNESS WHEREOF GRANTOR has caused this instrument to be executed on this 27th day of  
April, 2004

Sandra B. Nichols


(Seal)

Ronnie A. Nichols

(Seal)


THE STATE OF NC }  
COUNTY OF GUILFORD

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sandra B. Nichols  
MARRIED (fill in marital status) 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, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 15 day of MARCH, 2004.  
 [Signature] (Seal)  
Notary Public

THE STATE OF NC }  
COUNTY OF GUILFORD

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronnie A. Nichols  
MARRIED (fill in marital status) 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, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 15 day of MARCH, 2004.  
 [Signature] (Seal)  
Notary Public

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Customer File No.: 17774 Sandra B. Nichols

## EXHIBIT A

Lot 702, according to the Survey of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20, page 58 A, B & C, in the Probate Office of 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 recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, as recorded as Instrument 1995-28389 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, as recorded in Instrument #1995-28389, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").