

\$35,000.00

THIS INSTRUMENT PREPARED BY:

William W. Conwell
JOHNSTON & CONWELL, L.L.C.
800 Shades Creek Parkway, Suite 325
Birmingham, AL 35209-4510

SEND TAX NOTICE TO:

Kenneth A. Nicholson
Mary Margaret Nicholson
5170 South Shades Crest Road
Bessemer, AL 35022

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



20040915000513180 Pg 1/2 49.00
Shelby Cnty Judge of Probate, AL
09/15/2004 12:38:00 FILED/CERTIFIED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **L. B. Nicholson, Jr.** and wife, **Norma Jean Nicholson**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Kenneth A. Nicholson** and wife, **Mary Margaret Nicholson**, (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 4-A, according to a Resurvey of Lots 3 and 4 of Carter's Addition to South Shades Crest, as recorded in Map Book 24, Page 104 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

This property is not the homestead of the Grantors herein.

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 we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, theirs heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8th day of Sept, 2004.

James O. Cooper
Witness

Ronette G. Kee
Witness

L. B. Nicholson, Jr.
L. B. Nicholson, Jr.

Norma Jean Nicholson
Norma Jean Nicholson

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **L. B. Nicholson, Jr.**, and wife, **Norma Jean Nicholson**, conveying non-homestead property, 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 8th day of Sept, 2004.



NOTARY PUBLIC
My Commission Expires: 4-13-08