

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S AD 20050606000272950 1/1 \$65.50
Shelby Cnty Judge of Probate, AL
Pamela S. Anderson 06/06/2005 11:34:52AM FILED/CERT
240 Greenfield Lane
Alabaster, Alabama 35007



JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty-Four Thousand Five Hundred and 00/100 (\$154,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jennifer A. Strickland Nichols and husband, Jeff Nichols** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Pamela S. Anderson and James Scott Anderson**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 94, according to the Survey of Greenfield Sector 5, as recorded in Map Book 17, page 20, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$100,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Jennifer A. Strickland and Jennifer A. Strickland Nichols are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 3rd day of June, 2005.

Jennifer A. Strickland Nichols
Jennifer A. Strickland Nichols

Jeff Nichols
Jeff Nichols

STATE OF ALABAMA)

Shelby County, AL 06/06/2005
State of Alabama

COUNTY OF SHELBY)

Deed Tax: \$54.50

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jennifer A. Strickland Nichols and husband, Jeff Nichols, 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 Instrument signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of June, 2005.

Courtney H. Mason, Jr.
NOTARY PUBLIC
My Commission Expires: 3/5/07

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

