20060814000393850 1/2 $48.00
Shelby Cnty Judge of Probate,AL
08/14/2006 11:02:40AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

Shelby County, AL 08/14/2006
State of Alabama

Deed Tax:$34.00

WARRANTY DEED

THIS INDENTURE made and entered into on this the 21 day of July, 2006, by and between **ADAMS HOMES, L.L.C., an Alabama limited liability company,** as Grantor, and **GEORGE NICHOLSON and wife, PEGGY NICHOLSON,** as Grantees.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being $154,055. A portion of the consideration set forth was paid from the proceeds of a mortgage closed simultaneously herewith in the amount of $120,050.00, and other good and valuable considerations to the Grantor in hand paid by the Grantees, the receipt of which is hereby acknowledged, the Grantor has given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantees, for and during their joint lives and upon the death of either of them, then to the SURVIVOR of them forever, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described property, lying and being in the County of Shelby, State of Alabama, to-wit:

11.00
3.00
34.00
48.00

Lot 86, according to the plat of Old Ivy Subdivision, Phase II, being a resurvey of portions of Lots 22 - 32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, as recorded in Map Book 36, Page 6-A and Document #20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama

Excepting therefrom all interests in and to all oil, gas and other minerals, in on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others including but not limited to those rights referred to in instruments of record in Book 114, Page 193 and Book 144, Page 196, in the office of the Judge of Probate of Shelby County, Alabama.

Further excepting therefrom Easement/Right of way granted to Alabama Power Company in Deed Book 121, Page 464, Deed Book 188, Page 43 and Deed Book 80, Page 195, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD the lot or parcel of land above described, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the Grantees, their heirs and assigns, forever; and

THE said Grantor does hereby covenant with and represent unto the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of the lot or parcel of land above described, that the same is free from all liens and encumbrances, except ad valorem taxes due and payable October 1, 2006, and any restrictions, easements, ways and building setback lines of record, if any in the office of the Judge of Probate of Shelby County, Alabama, and all zoning ordinances applicable to the subject property and they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons, subject to the exceptions set out herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the day of and year first above written.

ADAMS HOMES, L.L.C.
An Alabama limited liability company

_____(SEAL)
By: Wayne L. Adams
Its President

Brinkley & Chestnut

20060814000393850 2/2 $48.00
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STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Wayne L. Adams, as President of Adams Homes, L.L.C., an Alabama limited liability company, 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 said conveyance, he executed the same voluntarily, in his capacity with full authority as said officer on the day the same bears date.

GIVEN under my hand and official seal this 21st day of July, 2006.

_____(SEAL)
Notary Public
My Comm Expires: 7/10/07

ifer Wheelus

Jennifer Wheelus
Commission # DD449178
Expires: JULY 10, 2009
WWW.AARONNOTARY.com

Prepared by:
RICHARD CHESNUT
307 Randolph Avenue
Huntsville, Alabama 35801