

Send Tax Notice: Amy L. Garrett 1118 Arrowhead Trail Alabaster, Alabama 35007

File No.: 07-1663

This instrument prepared by:
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1932 Laurel Road
Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA

COUNTY OF JEFFERSON

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of (\$135,000.00) One Hundred Thirty Five Thousand and 00/100 DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantors, Heath C. Nichols and Tanya L. Nichols f/k/a Tanya L. Messina, Husband and Wife, (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, Amy L. Garrett and Chris Garrett,\*(hereinafter referred to as Grantees), 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, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

\*Amy L. Garrett is one and the same as Amy Garrett Lot 3, in Block 2, according to the Survey of Navajo Hills, Second Sector as recorded in Map Book 5, Page 24, in the Probate Office of Shelby County, Alabama.

Tanya L. Nichols named herein is one and the same as Tanya L. Messina, grantee in deed recorded on July 11, 1995, in Instrument Number 1995-18181.

## SUBJECT TO:

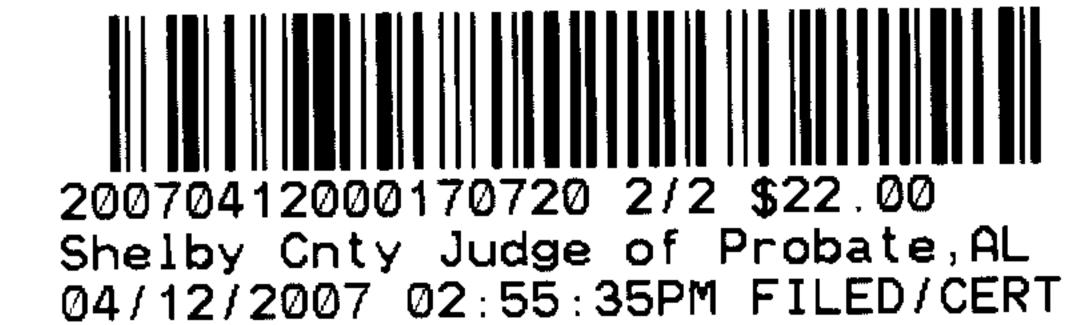
- 1. Ad valorem taxes due and payable October 1, 2007.
- 2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
- 3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat
- 4. Mineral and Mining rights not owned by the Grantor.
- 5. Matters which would be revealed by a survey of the property conveyed.

(\$108,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

(\$20,250.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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 Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors 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 Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.



IN WITNESS WHEREOF, said	d Grantors have h	nereunto set their ha	and and seal this the
30th day of March, 2007.			
Heath C. Nichols			
Langa F. Wiche			
Tanya L. Nichols			
f/k/a Tanya L. Messina			
STATE OF ALABAMA	)		
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COUNTY OF JEFFRSON	<b>\</b>		

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Heath C. Nichols and Tanya L. Nichols f/k/a Tanya L. Messina, Husband and Wife, 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 names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of March, 2007.

ABLK

NOTARY PUBLIC

My Commission Expires:

Shelby County, AL 04/12/2007 State of Alabama

Deed Tax:\$7.00