

This instrument was prepared by:

B. Boozer Downs, Jr.
DOWNS AND ASSOCIATES, LLC
Post Office Box 65
Woodstock, Alabama 35188
(205) 938-0403

Send tax notice to:

E. L. Nichols and Melba F. Nichols
65 Strickland Drive
Woodstock, AL 35111

Source of Title:

Deed Book:

Page:

BP07-615

CONSIDERATION OF DEED \$220,000
MORTGAGE, BIBB AND SHELBY
COUNTIES RESPECTIVELY \$599,665

STATE OF ALABAMA

)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Shelby Baptist Association, Inc., an Alabama Corporation, by and through Bill Justice, Howard Brasher, and Bob Mahaffey, its trustees** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **E. L. Nichols and Melba F. Nichols**, (hereinafter referred to as GRANTEEES), 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:

EXHIBIT "A", attached hereto as if setout verbatim herein.

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 GRANTEEES, 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' 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 GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set ITS hand and seal this the 28th day of September, 2007.

Shelby Baptist Association, Inc.

Bill Justice
Bill Justice, Trustee

Shelby Baptist Association, Inc.

Howard Brasher
Howard Brasher, Trustee

Shelby Baptist Association, Inc.

Bob Mahaffey
Bob Mahaffey, Trustee

STATE OF ALABAMA)

COUNTY OF)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Bill Justice**, whose name as **Trustee of Shelby Baptist Association, Inc., an Alabama Corporation**, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he signed his name voluntarily and with full authority of said Association on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of September, 2007.

Julie A. Murphy
NOTARY PUBLIC
My Commission Expires: March 16, 2011

STATE OF ALABAMA)

COUNTY OF)

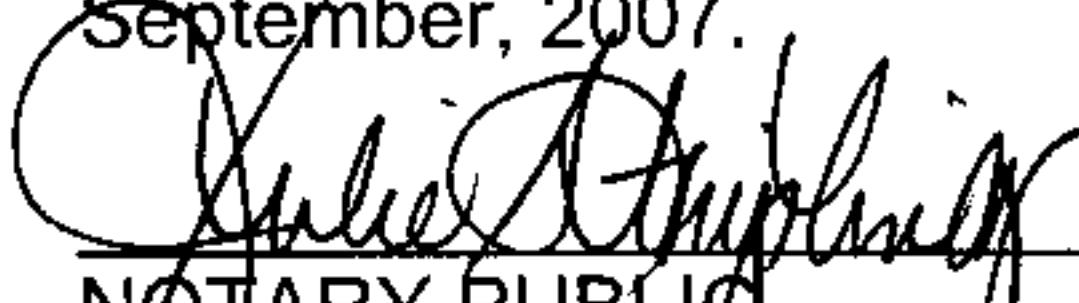
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Howard Brasher** whose name as **Trustee of Shelby Baptist Association, Inc., an Alabama Corporation**, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the



20071022000488350 3/4 \$21.00
Shelby Cnty Judge of Probate, AL
10/22/2007 12:53:51PM FILED/CERT

Instrument, he signed his name voluntarily and with full authority of said association on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of September, 2007.


NOTARY PUBLIC

My Commission Expires: March 16, 2011

STATE OF ALABAMA)

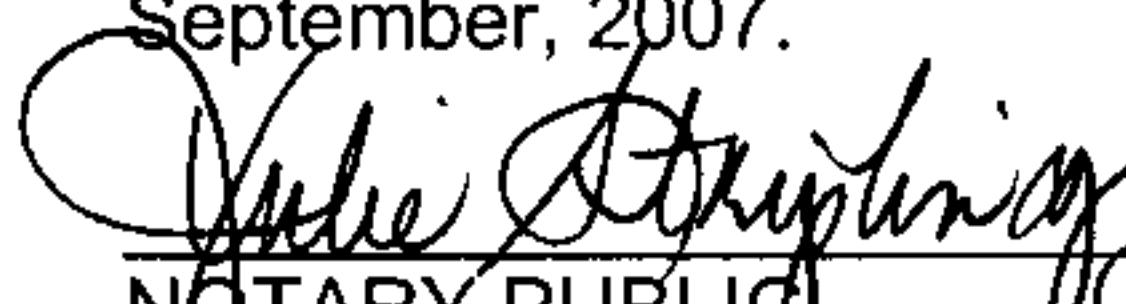
;

COUNTY OF)

;

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Bob Mahaffrey whose name as **Trustee of Shelby Baptist Association, Inc., an Alabama Corporation**, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he signed his name voluntarily and with full authority of said Association on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of September, 2007.


NOTARY PUBLIC

My Commission Expires: March 16, 2011

EXHIBIT "A"

Legal Description

A lot in the Town of Columbiana, Alabama, situated in the SW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, and more particularly described as follows:

Commencing at the point of intersection of the Southern edge of the pavement on East College Street with the West Section line of Section 25, and run South along Section line a distance of 17 feet; thence run in an Easterly direction parallel with the Southern line of the pavement on East College Street a distance of 16 feet; thence South 4 degrees 15 minutes East a distance of 208 feet to the SW corner of lot belonging to Calvin Green to point of beginning of lot herein described; thence continue South 4 degrees 15 minutes East a distance of 63.4 feet to NW corner of Harold J. Hall lot; thence turn an angle to the left of 100 degrees and run 83.7 feet to West line of James G. Alston lot; thence run in a Northerly direction along West line of James G. Alston lot a distance of 61 feet to South line of Calvin Green lot; thence run in a Westerly direction along South line of Green lot 66.3 feet to point of beginning.

ALSO, a lot in the Town of Columbiana, Alabama, situated in the SW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, and more particularly described as follows:

Commencing at a point of intersection on the Southern edge of the pavement of East College Street with the West Section line of Section 25, Township 21 South, Range 1 West, and run South along Section line a distance of 17 feet; thence run in an Easterly direction parallel with the Southern line of the pavement on East College Street, a distance of 16 feet; run thence South 4 degrees 15 minutes East a distance of 271.14 feet to an iron pipe, marking the point of beginning of the lot herein described and conveyed; turn thence an angle to the left of 100 degrees and run 83.7 feet to an iron pipe; turn thence an angle of 84 degrees to the right and run 108 feet to an iron pipe; turn thence an angle to the right of 88 degrees 30 minutes and run along the North margin of Mildred Street a distance of 117 feet; thence turn an angle to the right of 107 degrees 20 minutes and run 124.6 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.