

This Instrument Was Prepared By: Holliman & Shockley 2491 Pelham Pkwy Pelham, Al 35124

\$135,900.00

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, SIDNEY SANFORD REGAN, Jr. and LISA MARIE REGAN, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto BRIAN L. NICHOLS, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$133,777.00 was paid from first mortgage recorded herewith.

\$8,000.00 was paid from a second mortgage recorded herewith.

Grantee's address: 1408 KING GEORGE DRIVE

Alabaster, Alabama 35007

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

20071106000511920 2/3 \$18.00 Shelby Cnty Judge of Probate, AL 11/06/2007 02:10:04PM FILED/CERT

assigns forever, against The lawful claims of all persons. I $$ N
WITNESS WHEREOF, we have hereunto set our hands and seals on this
the 30 day of $0c+$, 2007.
SIDNEY SANFORD REGAN, It.
LISA MARIE REGAN, by SIDNEY SANFORD REGAN, JR., as attorney-in-fact
STATE OF ALABAMA
COUNTY OF SHELBY
I, the undersigned, a notary public in and for said county in said state, hereby certify that SIDNEY SANFORD REGAN, Jr. and LISA MARIE REGAN, 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

conveyance, they executed the same voluntarily on the day the

2007.

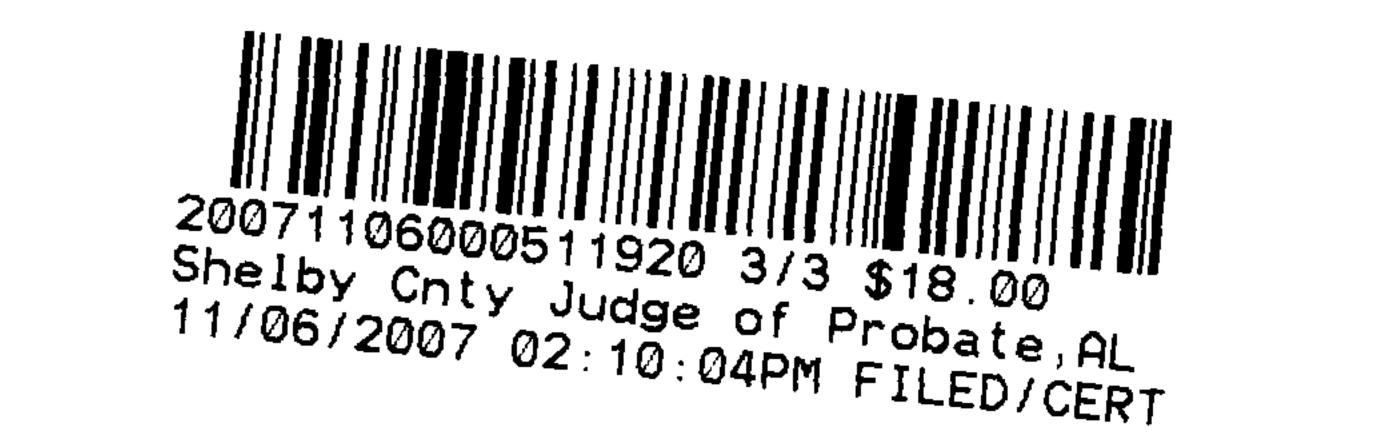
Given under my hand and official seal this the $\frac{2}{2}$ day of

Notary Public

same bears date.

My Commission Expires:

Exhibit A



Lot 28 and a part of Lot 27, Kingwood, as recorded in Map Book 6, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of said Lot 27; thence in an easterly direction along the south line of said Lot 27, a distance of 179.36 feet; thence 173°05' left in a Northwesterly direction a distance of 90.66 feet; thence 13°53' left in a Southwesterly direction a distance of 90.0 feet to the point of beginning; being situated in Shelby County, Alabama.

HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALADAMA 35724