

This document prepared by:
Stuart Y. Johnson
6 Office Park Circle, Ste. 214
Birmingham, AL 35223

Send Tax Notice To:
Jessica Nichols
1040 Forest Brook Drive
Birmingham, AL 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Mtg amt: \$75,000.00

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged,

Adele S. Nichols, a single woman, the surviving grantee of that certain deed filed for record in Volume 303, page 41, the other grantee, Fred M. Nichols, having died on or about September 17, 1986 (herein referred to as GRANTOR(S)),

do hereby grant, bargain, sell and convey unto Jessica Nichols and Jerry Nichols (herein referred to as GRANTEE(S)), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama:

See attached Exhibit "A".

(\$75,000.00 of the above consideration is from a purchase mortgage filed simultaneously with this deed)

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. 2008 Taxes and subsequent years which are not yet due and payable.
2. All matters of public record, including but not limited to easements, agreements, restrictions, covenants and/or rights-of-way.
3. Right of Way granted to Alabama Power Company by instrument recorded in Volume 124, page 506 in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Real 120, page 513 in the Probate Office of Shelby County, Alabama.
5. Coal, oil, gas, and other mineral interests in, to or under the land herein described.

To Have and To Hold, To the 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 forever, together with every contingent remainder and right of reversion; 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 Grantees) 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 Grantees herein shall take as tenants in common.

And we do for ourselves and for our executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

Signed and dated this 2nd day of October, 2007.

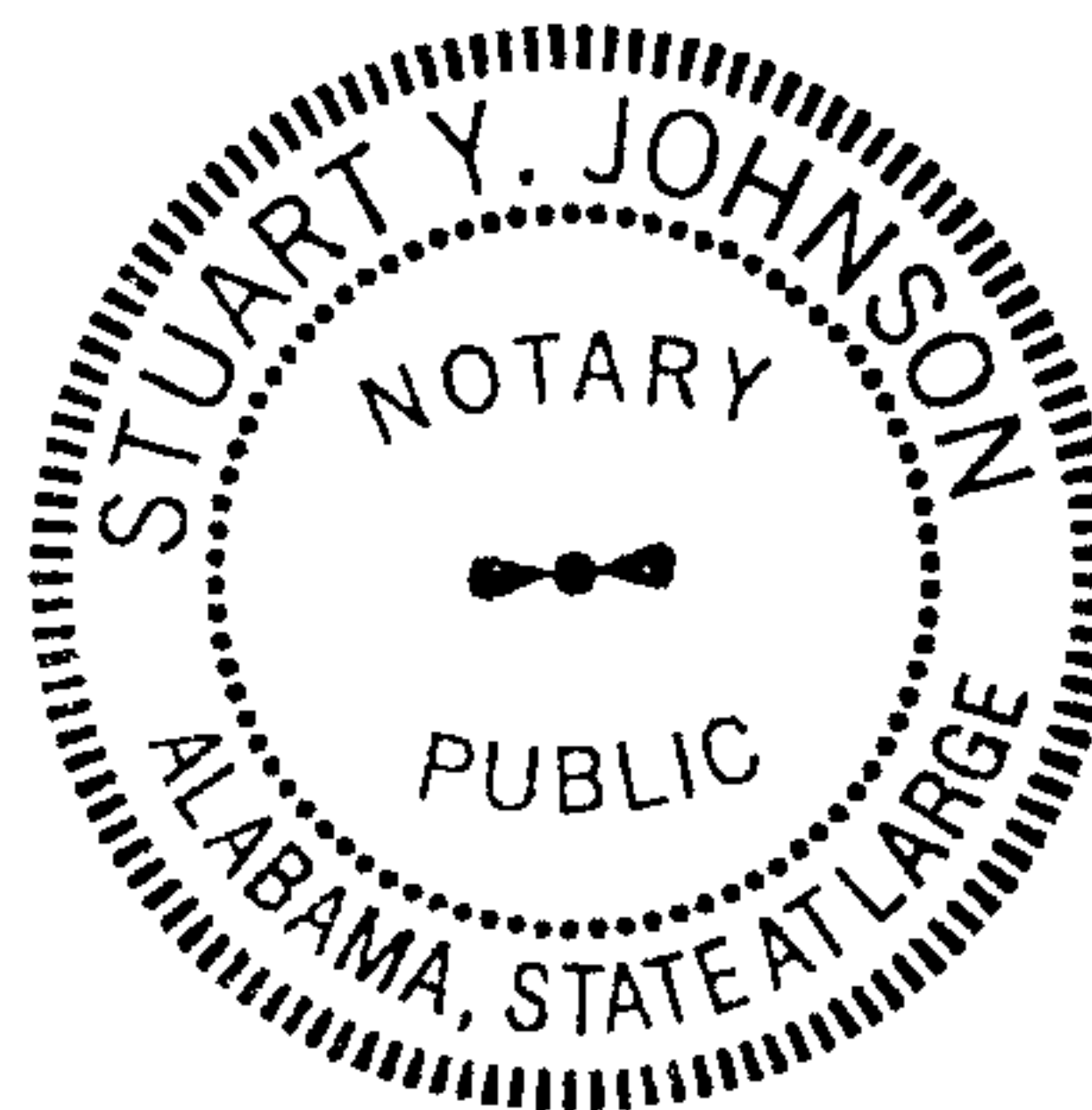
BY: Adele S. Nichols
Adele S. Nichols

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that Adele S. Nichols, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of OCTOBER, 2007.

Stuart Y. Johnson
NOTARY PUBLIC: Stuart Y. Johnson
My commission expires: 3/6/11



Shelby County, AL 11/27/2007
State of Alabama

Deed Tax: \$20.00

EXHIBIT "A"

A parcel of land located in the SW 1/4 of NW 1/4 of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, bounded on the East by a county road known as the Butter & Eggs Road; said road being described by its tangents; said Parcel described as:

From the accepted NE corner of said SW 1/4 of NW 1/4, Section 4, Township 22, Range 1 West run South along East boundary of said SW 1/4 of NW 1/4 517.65'; thence turn an angle of 90°04' to the right; thence run 4.74' West to a point on the tangent of said Butter & Eggs Road to the point of beginning; thence continue aforesaid line 688.6' West; thence turn an angle of 90°00' to the left; thence run 318.0' South; thence turn an angle of 90°00' to the left; thence run East 684.6' to a point on the tangent of said Butter & Eggs Road; thence turn an angle of 89.17' to the left; thence turn 318.3' North along tangent of said road to the point of beginning. Said parcel subject to easements and restrictions of record.