

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Harrison Properties, LLC
7235 Highland Road
Baton Rouge, LA 70808

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred forty nine thousand and no/100 (\$149,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Mark R. Nichols, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Harrison Properties, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in County, Alabama, to-wit:

Lot 22, according to the Survey of Hickory Point, as recorded in Map Book 23, Page 43, In the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.


This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

This instrument was prepared without the benefit of title.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of August, 2009.


Mark R. Nichols

STATE OF ALABAMA
COUNTY OF SHELBY


I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Mark R. Nichols, a married man** 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of August, 2009.

Shelby County, AL 09/03/2009

State of Alabama

Deed Tax : \$149.00


Notary Public
My Commission Expires: 10-27-2010

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10 / 27 / 2010