



20101110000376450 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/10/2010 11:12:41 AM FILED/CERT

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$10,000.00 value

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, Wayne L. Nicholson and Dolores A. Nicholson, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto the Wayne L. Nicholson and Dolores A. Nicholson as trustees of the Nicholson Family Trust, dated September 24th and any amendments thereto, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 23 A according to the Survey of Resurvey of Lots 15-29, inclusive, The Fairways as Riverchase as recorded in Map Book 14, Page 40, Shelby County, Alabama Records.

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

No title search was performed. This deed was prepared with information provided by the grantor/grantee and relied upon by the drafter.


Grantee's address: 3149 Chestnut Oaks Drive
Birmingham, Alabama 35244

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
assigns forever, against The lawful claims of all persons. I N
WITNESS WHEREOF, we have hereunto set our hands and seals on this
the 24th day of September, 2010.


Wayne L. Nicholson


Dolores A. Nicholson

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county
in said state, hereby certify that Wayne L. Nicholson and Dolores
A. Nicholson, 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
same bears date.

Given under my hand and official seal this the 24th day of
September, 2010.

JOHN R. HOLLIMAN
NOTARY PUBLIC - ALABAMA
My Commission Expires
8-29-2014


Notary Public

My Commission Expires:
8-29-2014

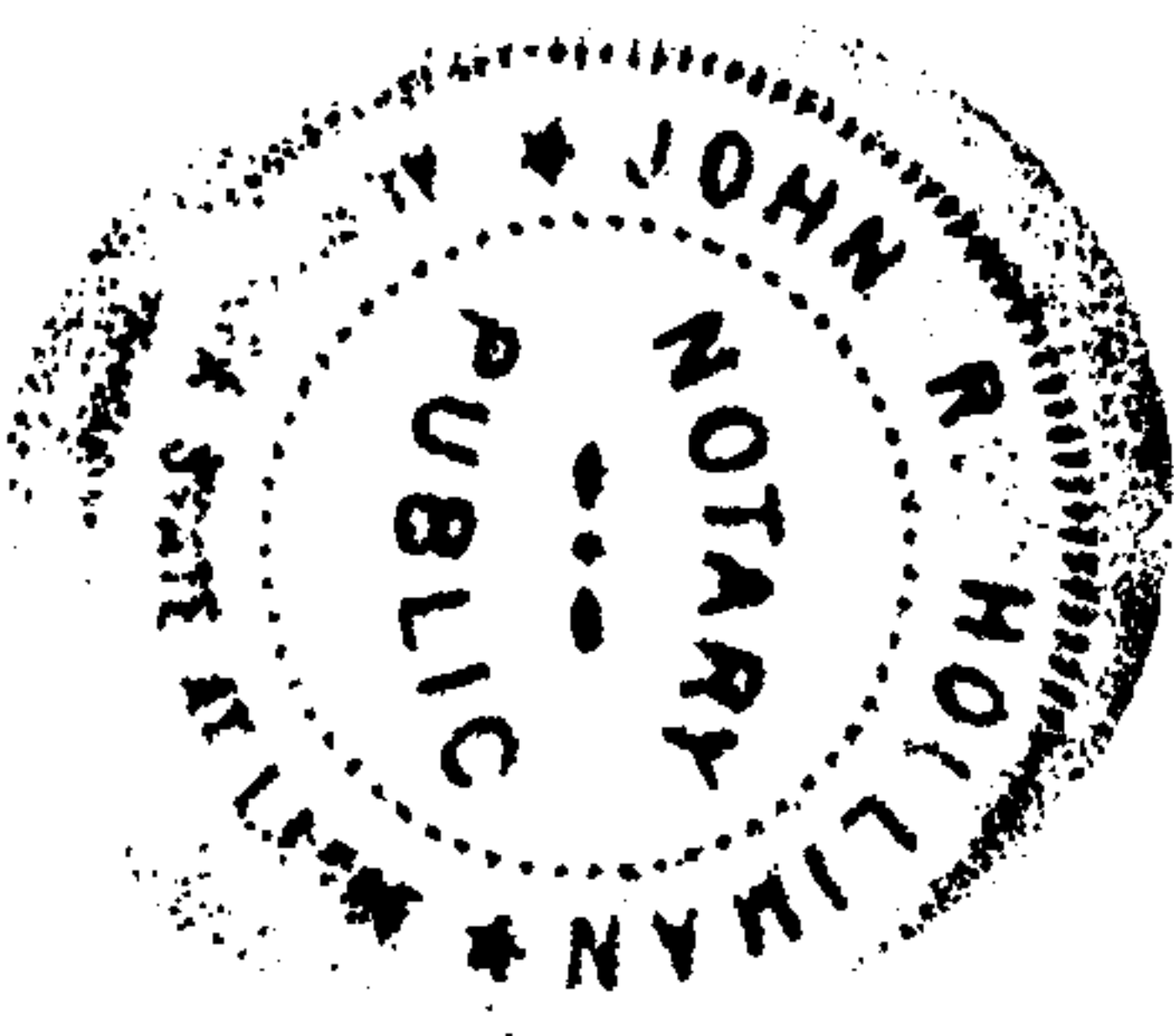



Exhibit A


20101110000376450 3/3 \$29.00
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Lot 23-A, according to a Resurvey of Lots 15 through 29, inclusive, The Fairways as Riverchase, as recorded in Map Book 14, page 40, in the Probate Office of Shelby County, Alabama.