

This instrument prepared by:

John H. Henson  
4647-E Highway 270  
Birmingham, AL 35242

SEND TAX NOTICE TO:

Cody Lee Nicholson  
Ashley S. Nicholson  
2036 Brook Highland Ridge  
Birmingham, Alabama 35242

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )



20110408000109420 1/1 \$68.00  
Shelby Cnty Judge of Probate, AL  
04/08/2011 10:31:36 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of **Three Hundred Seventy Two Thousand dollars and Zero cents (\$372,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Fouad H. Fouad and Mona N. Fouad, Husband and Wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Cody Lee Nicholson and Ashley S. Nicholson, as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 2010, according to the Survey of Brook Highland, an Eddleman Community, 20th sector, as recorded in Map Book 16, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$316,200.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on **1st day of April, 2011**.

Fouad H. Fouad  
Fouad H. Fouad

Mona Fouad  
Mona N. Fouad

Shelby County, AL 04/08/2011  
State of Alabama  
Deed Tax:\$56.00

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Fouad H. Fouad and Mona N. Fouad, Husband and Wife** 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **1st day of April, 2011**.

Karen D. Hollis  
Notary Public  
Commission Expires:

FILE NO: 20110116

