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Shelby Cnty Judge of Probate, AL
09/07/2011 12:25:26 PM FILED/CERT

Shelby County, AL 09/07/2011
State of Alabama
Deed Tax:\$28.00

This instrument prepared by:
John Hollis Jackson, Jr.
Jackson & Jackson, LLP
P. O. Box 1818
Clanton, AL 35046

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Twenty-Eight Thousand and no/100 (\$128,000.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **James Erskine Nichols, Jr., a married man** (herein referred to as grantor), grant, bargain, sell and convey to **Robbie N. Bagby** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama and run South 89°50'30" East for 22.68 feet to the East right of way of County Road 47; thence leaving said road, run North 89°54'48" East for 67.00 feet to the point of beginning. From said point of beginning, run North 89°54'48" East for 214.67 feet; thence run South 89°55'19" East for 267.07 feet; thence run South 34°45'50" West for 401.10 feet to the East right of way of County Road 47; thence along said road, run North 44°10'14" West for 431.30 feet; thence leaving said road, run North 66°58'22" East for 51.60 feet to the point of beginning. According to the survey dated 8/26/2011 by Michael G. Moates, Alabama License Number 19262.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

\$100,000.00 of the purchase price stated hereinabove was paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith.

The grantor herein certifies that the above described real estate constitutes no part of his present homestead.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And said grantor does for himself and for his heirs and assigns covenant with the said grantee, his heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 31st day of August, 2011.

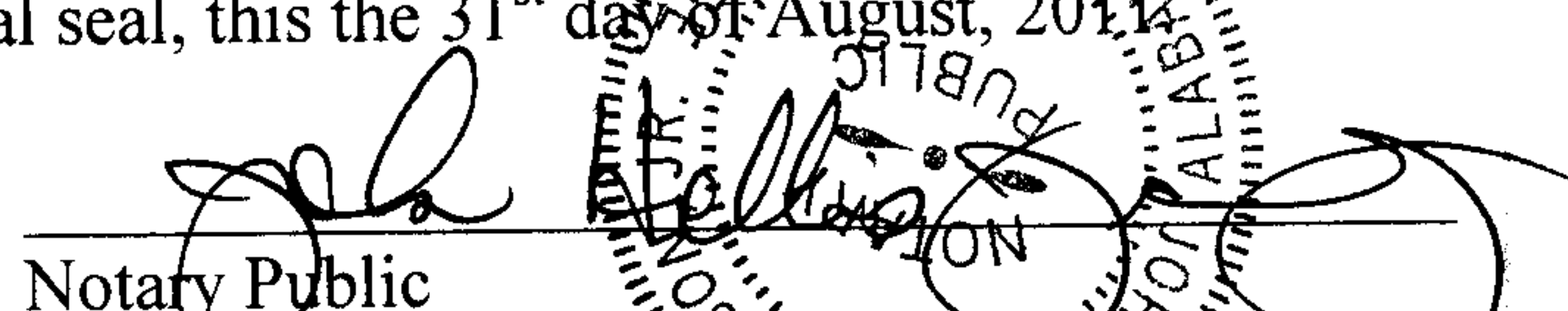

James Erskine Nichols, Jr.

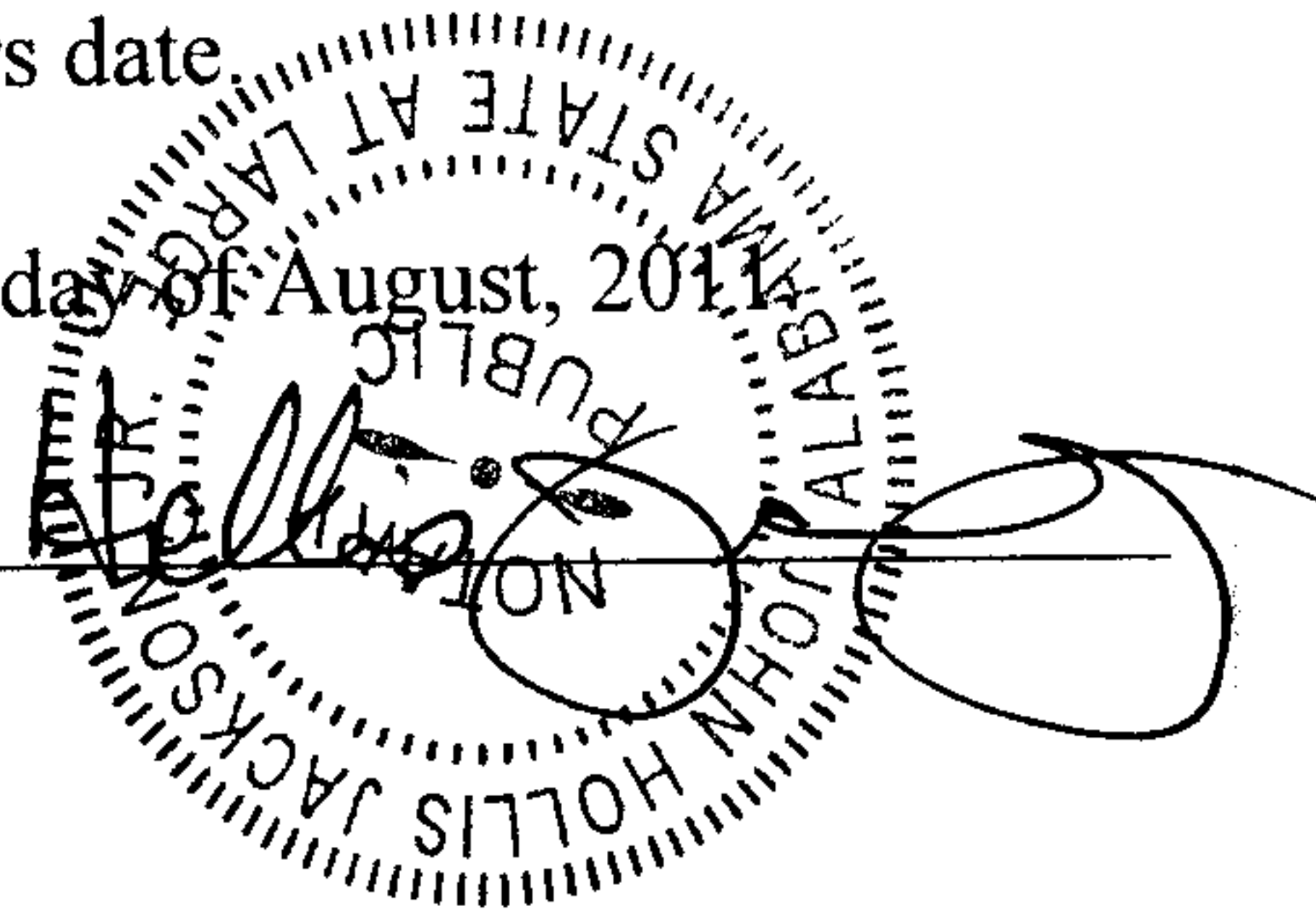
STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Erskine Nichols, Jr., 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 the conveyance, he executed the same on the day the same bears date

Given under my hand and official seal, this the 31st day of August, 2011


Notary Public



Address of Grantee:
7655 Hwy 47
Shelby, AL 35143