

20120131000036930 1/2 \$33.50
Shelby Cnty Judge of Probate, AL
01/31/2012 01:27:45 PM FILED/CERT

118,230⁰⁰
Send Tax Notice to:
Henry L. Nichols, Jr.
P.O. Box 460
Ft. Walton Beach, FL 32549

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Love and affection, and One and no/100 Dollar (\$1.00) and other good and valuable consideration**, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the undersigned, **HENRY L. NICHOLS, JR., a married man**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, my sons, **RUSSELL K. NICHOLS and DALE E. NICHOLS** (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

An undivided one-third (1/3) interest in and to the following property:

All of Tract No. 21 of Caleriana Farms located in Section 14, Township 22, Range 2 West, except 2 acres across the North side of Tract No. 21, conveying herein 6 ½ acres, more or less.

SUBJECT TO A LIFE INTEREST OR LIFE ESTATE RESERVED BY THE GRANTOR.

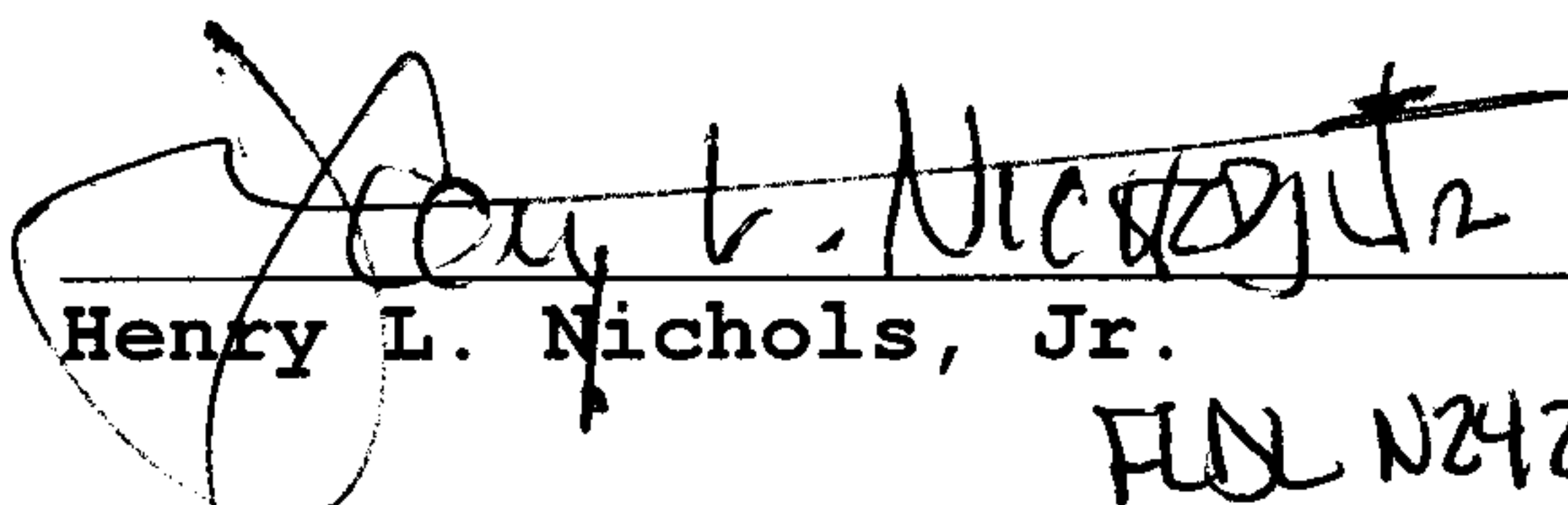
Subject to easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

The above described property constitutes no part of the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns forever, subject to the life interest or life estate reserved by the Grantor.

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

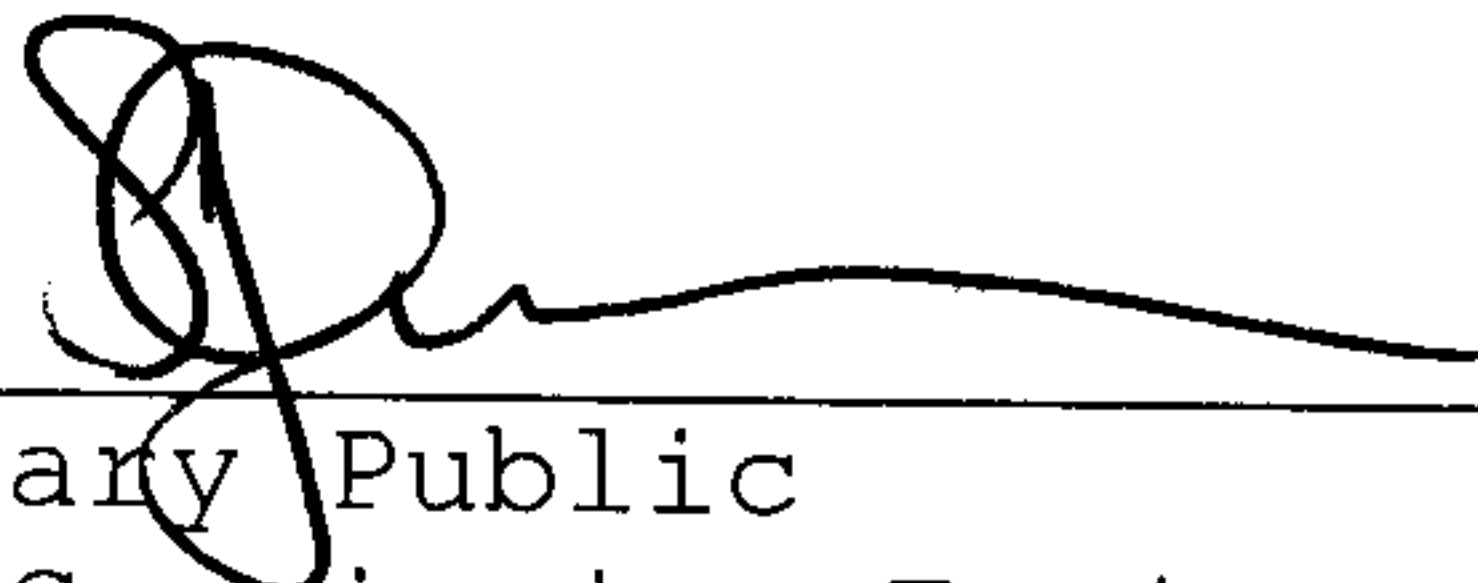
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of January, 2012.


Henry L. Nichols, Jr.
FLN N242392291500

STATE OF FLORIDA
OKALOOSA COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Henry L. 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January, 2012.



Notary Public (SEAL)
My Commission Expires: _____



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Shelby County, AL 01/31/2012
State of Alabama
Deed Tax: \$18.50