

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Jacob S. Justice  
1032 Springfield Drive  
Birmingham, AL 35043  
(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby )

That in consideration of One Hundred Eighty-Seven Thousand and No/100-----(\$187,000.00).  
As Evidenced by Closing Statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt  
whereof is acknowledged, I Craig S. Nicholas, an unmarried man

(Whose address is 740 COUNTY Rd 241 CLANTON, AL

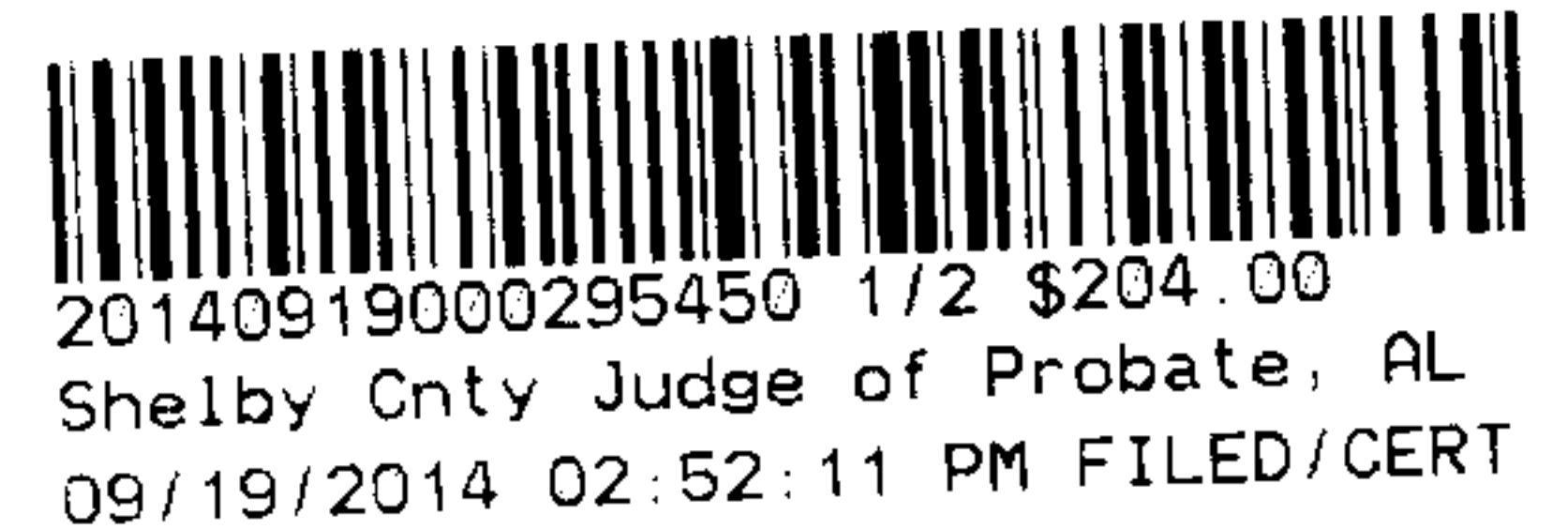
Keith A. Nicholas and Teresa Ramirez Villa, a married couple

(Whose address is N/A) 35045

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Jacob S. Justice and Brittany N. Bennetch

(Whose address is the property address)



(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real  
estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Shelby County, AL 09/19/2014  
State of Alabama  
Deed Tax: \$187.00

Subject to: all easements, taxes, restrictions, rights of way of record.

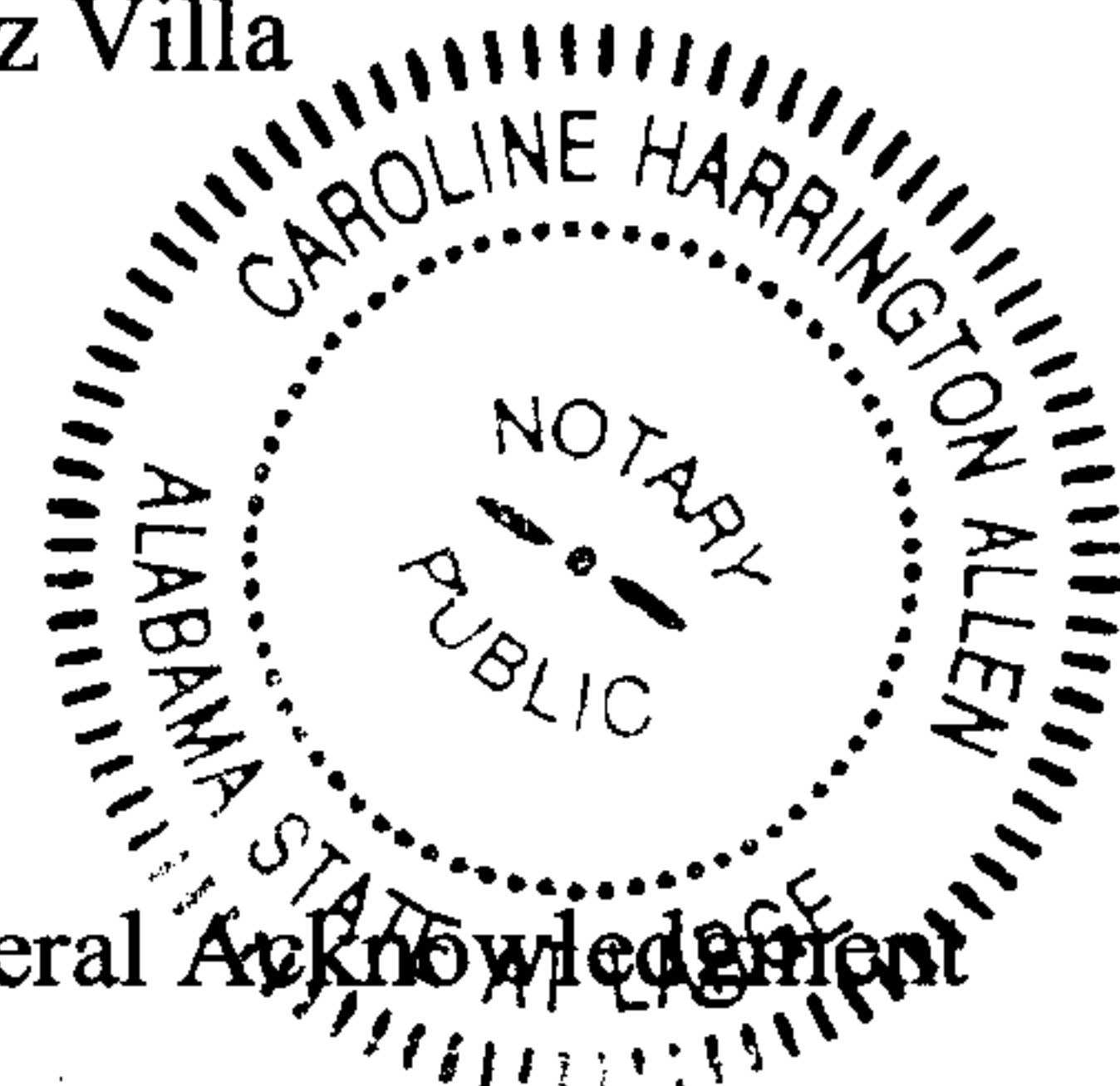
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of  
survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that  
(unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees  
herein)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

And I /we do for myself /ourselves and for my /our heirs, executors, and administrators covenant  
with the said GRANTEES, their heirs and assigns that I am /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 16th  
day of September, 2014.

Keith A. Nicholas (Seal)  
Craig S. Nicholas (Seal)

Teresa Ramirez Villa (Seal)  
Teresa Ramirez Villa



STATE OF Alabama )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify  
Craig S. Nicholas, Keith A. Nicholas and Teresa Ramirez Villa, 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, they/he/she executed the same voluntarily on the day the same  
bears date.

Given under my hand and official seal this 16th day of September, A.D., 2014.

My Commission Expires: 09/22/17

Caroline Harrington Allen  
Notary Public: Caroline Harrington Allen



## **EXHIBIT "A"**

Lot 7-260, according to the Plat of Chelsea Park, 7th Sector, First Addition, as recorded in Map Book 37, page 120, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the use of the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector, filed for record as Instrument #20061229000634370 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

  
20140919000295450 2/2 \$204.00  
Shelby Cnty Judge of Probate, AL  
09/19/2014 02:52:11 PM FILED/CERT