

Send tax notice to:  
RICHARD LEO BAUR, JR.  
5061 PINEHURST TERRACE  
BIRMINGHAM, AL 35242

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2016257

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Two Thousand and 00/100 Dollars (\$252,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, NELL H. NICHOLS, a single individual whose mailing address is: 777 N. Post Oak Rd., #1215 Houston, TX. 77024 (hereinafter referred to as "Grantors") by RICHARD LEO BAUR, JR. and GILLIAN A. GIANNINI-BAUR whose property address is: 5061 PINEHURST TERRACE, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 89, ACCORDING TO THE SURVEY OF SOUTHERN PINES, SECOND SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 12, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
3. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Southern Pines Second Sector recorded in Map Book 7, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Volume 312, Page 164.
5. Right of way to Alabama Power Company and Southern Bell Telephone Telegraph Company recorded in Volume 313, Page 722.
6. Covenants, conditions and restrictions as set forth in instrument recorded in Misc. Volume 32, Page 129; in Mics. Volume 22, Page 283; and in Volume 301, Page 592.
7. Articles of Incorporation of Association of the Homeowners of Southern Pines, as recorded in Book 24, Page 419.

\$260,316.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Nell H. Nichols is the surviving grantee of that certain deed as recorded in Deed Book 329, Page 573 in the Probate Office of Shelby County, Alabama. The other grantee, Jack H. Nichols died on or about the 13th day of June 2007.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29 day of September, 2016.

*Nell H. Nichols*  
By and through Jackie Wilcox  
Her attorney in fact

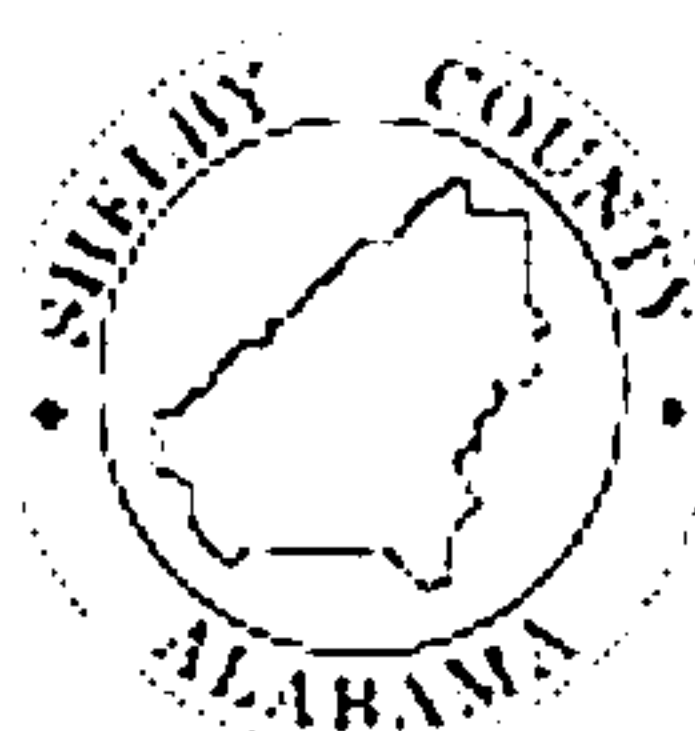
NELL H. NICHOLS  
By and through Jackie Wilcox  
Her attorney in fact

State of Alabama  
County of Fort Bend

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jackie Wilcox, whose name as Agent and Attorney in Fact for Nell H. Nichols, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Nell H. Nichols on the day the same bears date.

Given under my hand and official seal this the 29 day of September, 2016.

*Harriet K. Sikes*  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/05/2016 02:45:17 PM  
\$19.00 CHERRY  
20161005000366940

*James W. Fuhrmeister*