

THE STATE OF ALABAMA

Shelby County

3200

Know All Men by These Presents, That in consideration of

Twenty six hundred fifty and no / 100 DOLLARS

Karl Nickerson, Executor of the Estate of K.B. Nickerson, Deceased
to the undersigned grantor Karl Nickerson and wife, Claire Nickerson, Paul Nickerson

and wife, Rachel Nickerson and Lois S. Nickerson, a widow

in hand paid by Ronald L. Byrd and wife, Martha A. Byrd

the receipt whereof is acknowledged we the said Karl Nickerson, Executor of the
Estate of K.B. Nickerson, Deceased, Karl Nickerson and wife, Claire Nickerson,
Paul Nickerson and wife, Rachel Nickerson and Lois S. Nickerson, a widow

do grant, bargain, sell and convey unto the said

Ronald L. Byrd and wife, Martha A. Byrd

the following described real estate, to-wit:

Lot no.2 of Kenton Brant Nickerson Subdivision as recorded in Map Book 5
Page 53, in the Office of the Probate Judge, Shelby County, Alabama.

This Lot no.2 herein described and conveyed is subject to the Protective
Covenants shown on Map of Kenton Brant Nickerson Subdivision as recorded in
Map Book 5 Page 53, in the Office of the Probate Judge, Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
05/26/1971 12:00:00 AM FILED/CERT

267 922

situated in Shelby County, Alabama.

To Have and to Hold, To the said

Ronald L. Byrd and wife, Martha A. Byrd

heirs and assigns forever.

And we do, for ourselves and for our heirs heirs, executors and administrators, covenant with the said Ronald L. Byrd and wife, Martha A. Byrd heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and for our heirs, executors and administrators shall, warrant and defend the same to the said

Ronald L. Byrd and wife, Martha A. Byrd

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, have hereunto set hand and seal, this

day of, 19 71.

WITNESSES:

Karl Nickerson (Seal.)
(Karl Nickerson, Executor)

Karl Nickerson (Seal.)
(Karl Nickerson)

Claire Nickerson (Seal.)
(Claire Nickerson)

Paul Nickerson (Seal.)
(Paul Nickerson)

Rachel Nickerson (Seal.)
(Rachel Nickerson)

Lois S. Nickerson (Seal.)
(Lois S. Nickerson)



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Shelby Cnty Judge of Probate, AL
05/26/1971 12:00:00 AM FILED/CERT

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KENTUCKY
THE STATE OF ALABAMA)
CAMPBELL County)

I, MATT H. FRANK JR

a A Notary Public in and for said County, in said State,

hereby certify that Karl Nickerson, Executor of the Estate of K.B. Nickerson, Deceased

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 this conveyance, he, in his capacity as such Executor, has executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of MAY, A. D. 1971

Matt H. Frank Jr
A Notary Public

THE STATE OF ALABAMA)
County)

I, _____

a _____ in and for said County, in said State, hereby certify that

_____ subscribing witness to the foregoing conveyance, known

to me, appeared before me this day, and being sworn, stated that _____

_____ the grantor _____ voluntarily

executed the same in _____ presence and in the presence of the other subscribing witness, on the day the

same bears date; that _____ attested the same in the presence of the grantor, _____, and of the other

witness, and that such other witness subscribed _____ name as a witness in _____ presence.

Given under my hand this the _____ day of _____, A. D. 19____

THE STATE OF ALABAMA)
County)

I, _____

a _____ in and for said County, in said State, hereby certify that

on the _____ day of _____, 19____, came before me the within named

_____ known to me (or made known to me) to be the wife of the

within named _____ who, being examined separate

and apart from the husband touching her signature to the within _____ acknowledged that she

signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand this _____ day of

_____, A. D. 19____.

The State of KENTUCKY } I, MATT H. FRANK JR
CAMPBELL County

a Notary Public in and for said County, in said State, hereby certify that Karl Nickerson and wife, Claire Nickerson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of MAY, A.D., 1971 .

Matt H. Frank Jr
A Notary Public

Palmer Sis. Allbright	
TO	
Warranty Deed	
The State of Alabama	
County	
I, _____	
Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed	
for registration in this office on the _____	
day of _____ 19____, and was recorded	
in Vol. _____ Record of Deeds, Pages _____	
on the _____ day of _____ 19____	
Given under my hand at office, this _____ day of _____ 19____	
Judge of Probate.	
Record Fee, \$ _____	

300
14500
44500

The State of Alabama } I, Truena Schappell
Talladega County

a Notary Public in and for said County, in said State, hereby certify that Paul Nickerson and wife, Rachel Nickerson whose names are signed to the Foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand this 12 day of May, A.D., 1971 .

Truena Schappell
A Notary Public

The State of Alabama } I, TE Jones
Shelby County

a Notary Public in and for said County, in said State, hereby certify that Lois S. Nickerson 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 this conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand this 21st day of May, A.D., 1971 .

TE Jones
A Notary Public

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Shelby Cnty Judge of Probate, AL
05/26/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA
CLERK OF THE SUPREME COURT
RECEIVED
MAY 26 1971
12:00
12:36