

3615
This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

6441
WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100-----Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Karl Nickerson, Executor of the Estate of K. B. Nickerson, deceased; Paul Nickerson, a widower; Karl Nickerson and wife, Claire Nickerson and Lois S. Nickerson, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Leonard Hultquist, II and Harold R. Walker

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West which lies west of the south bound track of the Louisville & Nashville Railroad.

Also begin at the northeast corner of the S $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West and run thence west to a point in the center of Buck Creek; thence run in a southwesterly direction along the meanderings of said Buck Creek to a point where the same intersects the south line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2; thence run east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the southeast corner of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2; thence run north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning.

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19730614000034120 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/14/1973 12:00:00 AM FILED/CERT

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

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, we have hereunto set our hands(s) and seal(s), this 21 day of May, 1973.

Karl Nickerson (Seal)
Executor of the Estate of K. B. Nickerson, deceased

Karl Nickerson (Seal)
Karl Nickerson

Paul Nickerson (Seal)
Paul Nickerson
Claire Nickerson (Seal)
Claire Nickerson
Lois S. Nickerson (Seal)
Lois S. Nickerson

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Laura S. Chappell, a Notary Public in and for said County, in said State, hereby certify that Karl Nickerson, whose name as Executor of the Estate of K. B. Nickerson, deceased, 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 as such Executor, having full authority executed the same voluntarily on the day the same bears date, for and as the act of said Estate.

Given under my hand and official seal this 21 day of May, A. D., 1973.

Laura S. Chappell
Notary Public

State of Alabama
Shelby County

I, Launa S Chappell, a Notary Public in and for said County in said State, hereby certify that Karl Nickerson, and wife, Claire 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of May, 1973.

Launa S Chappell
Notary Public

State of Alabama
Talladega County

I, Launa S Chappell, a Notary Public in and for said County in said State, hereby certify that Paul Nickerson, a widower, 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 21 day of May, 1973.

Launa S Chappell
Notary Public

State of Alabama
Shelby County

I, T E Jones, a Notary Public in and for said County in said State, hereby certify that Lois S. Nickerson, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 1973.

T E Jones
Notary Public

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06/14/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Rec'd 2:58 PM 5/30
1973 JUN 14 PM 2:58
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad H. Jones
JUDGE OF PROBATE

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RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

36.50
215

Judge of Probate

This Form Furnished by

American
TITLE
INSURANCE COMPANY

RECORD FEE \$

REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, AL 35203