

WARRANTY DEED.

54588 MARSHALL & BRUCE CO., NASHVILLE

THE STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS That for and in consideration of Two hundred and fifty (\$250.00) DOLLARS, to the undersigned Grantor D. C. Nickerson, an unmarried man, in hand paid by Mr. E. M. Patterson, the receipt whereof is hereby acknowledged, the said D. C. Nickerson, an unmarried man do grant, bargain, sell and convey unto the said Mr. E. M. Patterson the following described Real Estate, to-wit:

Beginning at the southeast corner of the H. F. Stroud subdivision, situated in the north half of the northeast quarter of Section 2, Township 21 Range 3 West, said adoption of said subdivision being dated on the 28th day of July 1926, and filed in Map Book 1 in the office of the Judge of Probate of Shelby County, Alabama, on the 16th day of August 1926 at the southeast corner of said Plot No. 1 of said subdivision; thence south 5¹/₂ deg. east 978 feet to point on the west side of Montezuma and Ashmead road for beginning point; thence south 87¹/₂ deg. west 702 feet to point on the north side of John Allen Branch; thence south 52 deg. west along said branch 700 feet to said road; thence more 2¹/₂ deg. reflection west 400 feet to point; thence more 10 deg. west 37 feet to beginning point, the same being in the NE¹/₄ (or NW¹/₄) and SW¹/₄ of NE¹/₄ of Section 2, Township 21 Range 3 West, and containing 3¹/₂ acres more or less.

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Mr. E. M. Patterson his heirs and assigns forever. And Mr. E. M. Patterson do for my heirs, executors and administrators, covenant with said

Mr. E. M. Patterson heirs and assigns, that he lawfully seized in fee simple of said premises; that they are free from all encumbrances, and that have a good right to sell and convey the same as aforesaid; that will and

my heirs, executors and administrators shall warrant and defend the same to the said Mr. E. M. Patterson, heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17th day of December, 1926.

WITNESSES

J. M. Leonard Jr.

D. C. Nickerson (L. S.)

(L. S.)

(L. S.)

(L. S.)

(L. S.)

THE STATE OF ALABAMA

County,

I, J. M. Leonard Jr. & Mary Ellis and Ex-off. Justice of the Peace in and for said County and State, hereby certify that

D. C. Nickerson, an unmarried man whose name is 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, this 17th day of December, 1926.

J. M. Leonard Jr.
Notary Public & Ex-off. Justice of the Peace
Shelby County, Alabama

THE STATE OF ALABAMA

County,

I, in and for said County and State, do hereby certify that on the day of 1926, came before me the within named

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 conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand, this day of 1926.

I HEREBY CERTIFY, That the within Deed was received in this office for record on Dec. 17, 1926, at 9 o'clock P.M., and recorded in Deed Record, Vol. 83, page 347, and \$50 Privilege Tax paid on Dec. 17, 1926, and examined.

Record Fee, \$

L. B. Riddle, Judge of Probate.