(No Federal Stamps Cancelled on this Deed) #1156

71624 MARSHALL & BRUCE CO. NASHVILLE

K. B. Nickerson

TO

Leonard Garner

THE STATE OF ALABAMA, SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Twenty-five & no/100 DOLLARS to the undersigned grantor K.B. Nickerson in hand paid by Lenard Garner the receipt whereof is acknowledged and the said K.B. Nickerson do grant, bargain, sell and convey unto the said Leonard Garner the following described real estate, to wit:

Lot No. 1 Block A in Nickerson addition to Alabaster Lying & being in Sec. one tp. 21 Range 3 West.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Leonard Garner his heirs and assigns forever.

And we do, for and for our heirs, executors and administrators, covenant with the said Leonard Garner heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said Leonard Garner heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal, this 29th day of Dec., 1943.

Witnesses:

K. B. Nickerson (Seal.)

Lois S. Nickerson (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, SHELBY COUNTY.

I, C. V. Moore a Notary Public in and for said County, in said State, hereby certify that K.B. 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 has executed the same voluntarily on the day the same bears date.

Given under my hand, this 29 day of Dec., A. D. 1943.

NOTARIAL SEAL

C. V. Moore

THE STATE OF ALABAMA, SHELBY COUNTY.

I, a in and for said County, in said State, hereby certify that to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that 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 and seal, this day of, A. D. 194.

STATE OF ALABAMA SHELBY COUNTY I hereby certify that the Grantor Tax has been paid on the within instrument as required by law.

L. C. WALKER, JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY.

I, C. V. Moore a Notary Public in and for said County, in said State, do hereby certify that on the day of, 194, came before me the within named Lois Nickerson known to me (or made known to me), to be the wife of the within named K.B. Nickerson 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, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand, this 29 day of Dec., A. D. 1943.

NOTARIAL SEAL

C. V. Moore

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L. C. WALKER, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 13th day of March, 1944, and was recorded in Volume 116, Record of Deeds, Page 342 on the 13th day of March, 1944.

Recording Fee, $ 1.25

L.C. Walker, Judge of Probate.