#308

(No Federal Stamps Cancelled on this Deed)

19728 ROBERTS & SON, BIRMINGHAM

Value 100.00

K.B. Nickerson and wife Lois Nickerson

TO

Karl Nickerson

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of One and no/100 DOLLARS to the undersigned grantor K.B. Nickerson and wife Lois Nickerson in hand paid by Karl Nickerson the receipt whereof is acknowledged we the said K.B. Nickerson and wife Lois Nickerson do grant, bargain, sell and convey unto the said Karl Nickerson the following described real estate, to-wit:

Lot No. 13 in Nickerson's survey of Alabaster, Alabama on the Helena Road. Lying and being in the N½ of the NW¼ of Section 2, Township 21, Range 3 West.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Karl Nickerson heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Karl Nickerson 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 Karl Nickerson heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal s, this 17th day of October, 1949.

Witnesses:

K.B. Nickerson (Seal)
Lois Nickerson (Seal)
(Seal)
(Seal)

THE STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, a Judge of Probate in and for said County, in said State, hereby certify that K.B. Nickerson and wife Lois 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 executed the same voluntarily on the day the same bears date.

Given under my hand, this 17th day of October, A. D., 1949.

L.C. Walker, Judge of Probate

THE STATE OF ALABAMA, SHELBY COUNTY

I, ... a ..... in and for said County, in said State, hereby certify that ....., a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly 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 and seal, this ..... day of ....., A. D., 19.....

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify
$ 50 Privilege Tax
has been paid on the with-
in instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, a Judge of Probate in and for said County, in said State, do hereby certify that on the 17th day of October, 1949, 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 17th day of October, A. D., 1949.

L.C. Walker, Judge of Probate

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 19th day of October, 1949, and was recorded in Volume 137, Record of Deeds, Page 539 on the 8th day of November, 1949.

Recording Fee, $ 1.25

L.C. Walker, Judge of Probate