

898

\$ 11.00 *Ledell Thompson*

BOOK 163 PAGE 487

GM-7-52

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama }  
Shelby County }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand & no/100 (\$10,000.00)----- DOLLARS

to the undersigned grantors R. H. Threatt and Nellie R. Threatt

in hand paid by Karl Nickerson

the receipt whereof is acknowledged we the said R. H. Threatt and Nellie R. Threatt

do grant, bargain, sell and convey unto the said Karl Nickerson

the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the NE corner of Section 2, Township 21, Range 3 W, thence South 88 degrees 45 minutes West 657 feet more or less to the Eastern line of the right of way of the present Birmingham-Montgomery highway; thence along the Eastern line of said highway, South 11 degrees 15 minutes East 138 feet to point of beginning of lot herein conveyed and from said point of beginning continue along the Eastern line of said Highway South 11 degrees 15 minutes East 92 feet; thence South 87 degrees, 40 minutes East 250 feet; thence North 57 degrees 20 minutes East 102 feet; thence North 85 degrees 45 minutes West 315 feet more or less to point of beginning. Said land being situated in the Northeast Quarter of the Northeast Quarter of Section 2, Township 21, Range 3 West, Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Karl Nickerson, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Karl Nickerson, his

heirs and assigns, that we are 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, his

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

In Witness Whereof, we have hereunto set our hands and seal, s

this 5th day of December, 1953.

WITNESSES:

*R. H. Threatt* (Seal.)  
*Nellie R. Threatt* (Seal.)

State of ALABAMA }  
SHELBY COUNTY }

for State of Ala. at Large  
, a Notary Public in and for said County in said State;

I, Betty B. Willis

hereby certify that R. H. Threatt and wife Nellie R. Threatt

whose name s 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 the conveyance they executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 5th day of December, 1953.

*Betty B. Willis*  
Notary Public  
State of Alabama at Large.

Filed in the office of the Probate Judge on the 5 day of Dec 1953 at 10 o'clock M.  
and recorded in Book 163 Page 487 this 10 day of Dec 1953.  
Deed Tax 10.00 Mortgage Tax has been paid.  
L.C. Walker, Judge of Probate