

#275 Feb 1957

3257

WARRANTY DEED

The State Of Alabama

Shelby County

BOOK 167 PAGE 31

Know All Men by These Presents, That in consideration of Two thousand five hundred and no /100 DOLLARS

to the undersigned grantor K.B. Nickerson and wife, Lois S. Nickerson

in hand paid by Karl Nickerson

the receipt whereof is acknowledged and we the said

K.B. Nickerson and wife, Lois S. Nickerson

do grant, bargain, sell and convey unto the said

Karl Nickerson

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

Beginning at the S.E. corner of Lot No. 8 in Block 1 of Nickerson's North Survey on Helena Road and run parallel with Pine Street 200 ft. to point of beginning. Thence running in a westerly direction across Lots Nos. 8 and 7 perpendicular to Pine Street 200 ft., thence running in a Northerly direction parallel with Pine Street 100 ft., thence running in an Easterly direction perpendicular to Pine Street 200 ft., thence running in a Southerly direction parallel with Pine Street 100 ft. to point of beginning.

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 heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and for 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 hand s and seals, this 17 th. day of June, 1954..

WITNESSES:

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

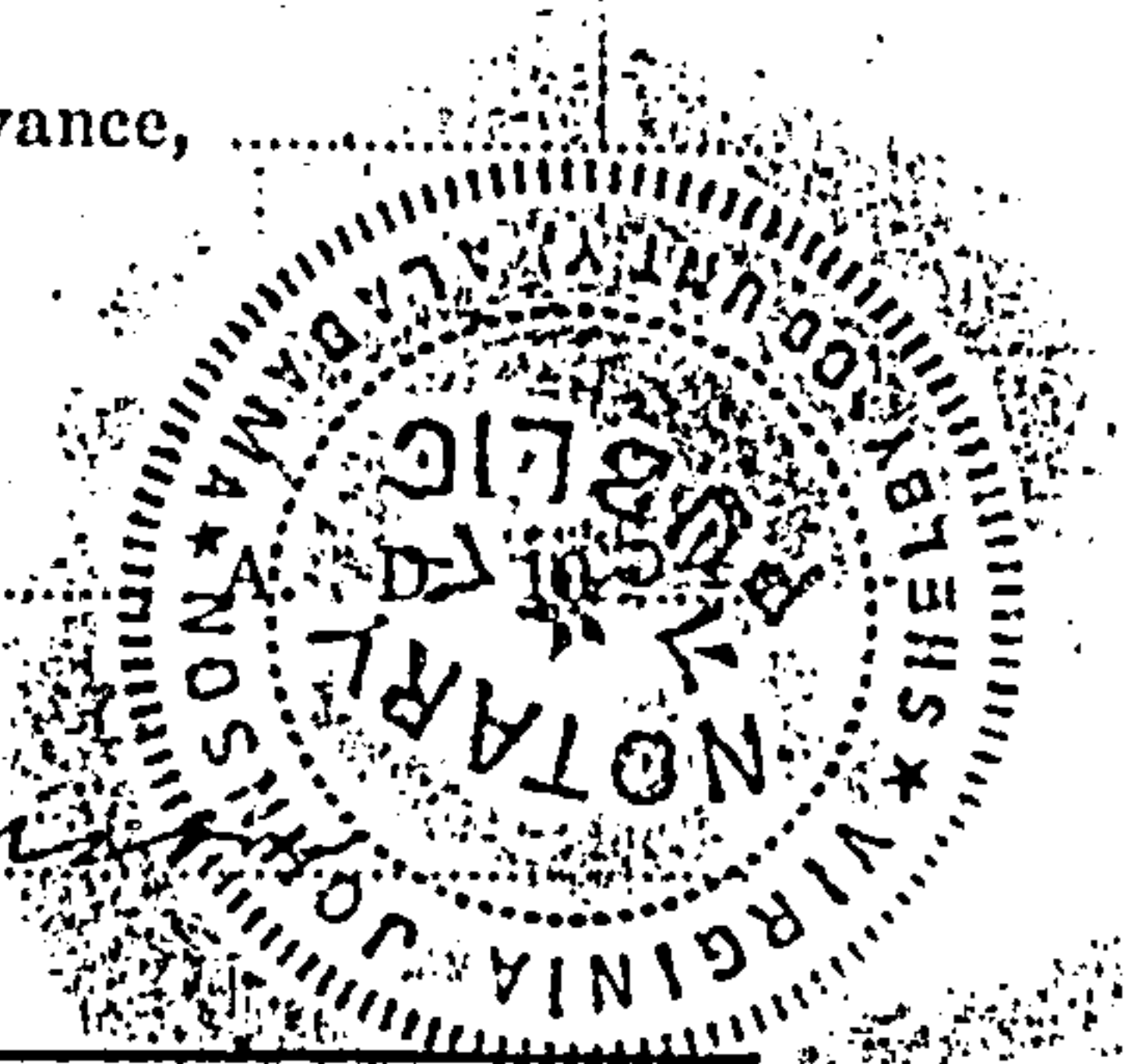
The State Of Alabama
Shelby County

I, Virginia Johnson,

a Notary Public in and for said County, in said State, hereby certify that K. B. Nickerson and wife, Lois S. Nickerson 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 this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand this 17 th. day of June

Virginia Johnson
A Notary Public



Filed in the office of the Probate Judge on the 23 day of June 1954 at 8 O'clock P. M.
and recorded in Book 167 Page 54 this 1 day of July 1954.
Deed Tax 2.50 Mortgage Tax has been paid.
L.C. Walker, Judge of Probate

a in and for said County, in said State, hereby certify that
subscribing witness to the foregoing conveyance, known