

4463

WARRANTY DEED

The State Of Alabama }
Shelby County }

Know All Men by These Presents, That in consideration of
One and no /100 DOLLARS

to the undersigned grantor Karl Nickerson and wife, Claire Nickerson
in hand paid by K.B. Nickerson

the receipt whereof is acknowledged we the said
Karl Nickerson and wife, Claire Nickerson

do grant, bargain, sell and convey unto the said K.B. Nickerson

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

Beginning at the Pine Street corner at iron stake on lot no. 14 and
running west perpendicular with Pine Street 300 feet.; thence running
south parallel with Pine Street 80 feet.; thence running east perpendicular
with Pine Street 300 feet.; thence running north parallel with Pine
Street 80 feet to point of beginning. Being 80 feet off the north side
of lot no. 13 in J.R. McMillan's Survey, for K.B. Nickerson
of Alabaster, Alabama on the
Helena Road. Situated in Shelby County, Alabama

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said K.B. Nickerson, his 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 K.B. 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 25th day of August, 1954.

WITNESSES:

E. R. Daniel

Karl Nickerson (Seal.)
Claire Nickerson (Seal.)

Kentucky
The State Of ~~Alabama~~
Campbell County

I, Alma Burns,

a Notary Public in and for said County, in said State, hereby certify that Karl Nickerson and wife, Claire 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 have executed the same voluntarily on the day the same bears date.

Given under my hand this 25th day of August,

My commission expires: 11/15/56

Alma Burns
Notary Public-Campbell County, Ky.

Kentucky
The State Of ~~Alabama~~
Campbell County

I, Alma Burns,

a Notary Public in and for said County, in said State, hereby certify that on the 25th day of August, 1954, came before me the within named Claire Nickerson known to me (or made known to me) to be the wife of the within named Karl Nickerson who, being examined separate and apart from the husband touching her signature to the within has 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 25th day of August, A. D. 1954.

My commission expires: 11/15/56

Alma Burns
Notary Public-Campbell County, Ky.