

778  
STATE OF ALABAMA )  
SHELBY COUNTY )

BOOK 176 PAGE 323

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED AND  
NO/100 DOLLARS and other good and valuable consideration DOLLARS

to the undersigned grantors, Tresse Nickerson, an unmarried woman, and Jeff Nickerson-Dunlap and husband, J. H. Dunlap, in hand paid by Henry G. Cardwell the receipt whereof is acknowledged, we the said Tresse Nickerson, an unmarried woman, and Jeff Nickerson Dunlap and husband, J. H. Dunlap, do grant, bargain, sell and convey unto the said Henry G. Cardwell, the following described real estate, to-wit:

Commencing at the NE corner of Section 2, Township 21 South, Range 3 West and run Westerly along the North boundary of said section 2 965.69 feet to the point of intersection with the West right of way of the North bound L & N Railway main; thence turn an angle of  $83^{\circ} 06'$  to the left and run 201.45 feet to the SE corner of the W. F. Stroud subdivision; thence turn an angle of  $0^{\circ} 56'$  to the left and run 583.08 feet to the point of beginning of the tract of land herein described; thence turn an angle of  $84^{\circ} 32'$  to the right and run for a distance of 150 feet; thence turn an angle of  $90^{\circ}$  to the left and run for a distance of 30 feet; thence turn an angle of  $90^{\circ}$  to the right and run for a distance of 100 feet; thence turn an angle of  $90^{\circ}$  to the right and run for a distance of 150 feet; thence turn an angle of  $90^{\circ} 46'$  to the left and run for a distance of 657 feet more or less to the East right of way of the South bound L & N Railroad; thence turn an angle of  $69^{\circ}$  to the left and run along the East right of way of the said South bound L & N Railroad for a distance of 550 feet; thence turn an angle of  $113^{\circ} 40'$  to the left and run for a distance of 384 feet more or less to a point on the North side of John Allen Branch; thence turn an angle of  $135^{\circ} 40'$  to the left and run for a distance of 40 feet; thence turn an angle of  $137^{\circ} 19'$  to the right and run for a distance of 756.0 feet more or less to a point on the West side of the Montevallo & Ashville Road; thence turn an angle of  $89^{\circ} 40'$  to the left and run along the West side of the said Montevallo & Ashville Road 337.80 feet to the point of beginning; This tract of land being a part of the  $NE\frac{1}{4}$  of  $NE\frac{1}{4}$  and the  $NW\frac{1}{4}$  of  $NE\frac{1}{4}$ , Section 2, Township 21, South, Range 3 West, Shelby County, Alabama, and containing 10.198 acres more or less.



TO HAVE AND TO HOLD, To the said Henry G. Cardwell, his heirs and assigns forever.

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

In Witness Whereof, we have hereunto set our hands and seals, this  
18 day of November, 1955.

Jeff Nickerson Dunlap (SEAL)  
J. H. Dunlap (SEAL)  
Tresse Nickerson (SEAL)

STATE OF ALABAMA )  
 SHELBY COUNTY )

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that Jeff Nickerson Dunlap and husband, J. H. Dunlap, 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 and seal this 18th day of November, 1955.

Wales W. Wallace, Jr.  
 Notary Public

STATE OF ALABAMA )  
Talladega  
 SHELBY COUNTY )

I, - Lois Edwards, a Notary Public in and for said County, in said State, hereby certify that Tresse Nickerson, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 18<sup>th</sup> day of November, 1955.

Lois Edwards  
 Notary Public

STATE OF ALABAMA, SHELBY COUNTY  
 I, L.C. Walker, Judge of Probate, hereby certify that the within Deed  
 was filed for record the 18<sup>th</sup> day of November, 1955 at 7 o'clock P.M.  
 and recorded in Book 176 Page 323, and the Mortgage Tax of 50  
 Deed Tax of 50 has been paid.  
L.C. Walker Judge of Probate