

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of OTHER VALUABLE CONSIDERATIONS AND ONE and no/100 's (\$1.00) DOLLARS

to the undersigned grantors LOIS NICKERSON, a widow, and KARL NICKERSON, as Executor of the Will of K. B. NICKERSON.

in hand paid by OTHAR J. DENARD AND WIFE, MABLE C. DENARD,

the receipt whereof is acknowledged WE the said LOIS NICKERSON, a widow, and KARL NICKERSON, as Executor of the Will of K. B. NICKERSON,

do grant, bargain, sell and convey unto the said OTHAR J. DENARD AND WIFE, MABLE C. DENARD,

as joint tenants, with right of survivorship, the following described real estate; situated in

SHELBY

County, Alabama, to-wit:

The E $\frac{1}{2}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 36, T-20-S, R-3-W, LESS AND EXCEPT the following: Beginning at the southeast corner of SW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 36, T-20-S, R-3-W, and run thence north along the east boundary of said SW $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 294 feet to a point; thence run west parallel with the south line of said SW $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 660 feet to a point on the west boundary of said E $\frac{1}{2}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of said section; thence run south along the west boundary of said E $\frac{1}{2}$  of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of said section a distance of 294 feet to a point on the south boundary of said SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of said section; thence run east along the south boundary of said section a distance of 660 feet to the point of beginning.

Minerals and mining rights are excepted from the property herein conveyed.



TO HAVE AND TO HOLD Unto the said OTHAR J. DENARD AND WIFE, MABLE C. DENARD,

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

~~And xxxxxx do for xxxxxxxxxxxxxxx and for xxxxxxxxxxxxxxx heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that xxxxxxxxxxxxxxx lawfully seized in fee simple of said premises, that they are free from all encumbrances,~~

~~that xxxxxxx have a good right to sell and convey the same as aforesaid, that xxxxxxx will, and heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.~~

In Witness Whereof, we have hereunto set our hands and seals

this 10 TH day of November, 1958.

WITNESSES:

Mrs. Maude Blalock  
Earl R. Daniels

Lois Nickerson (Seal.)  
Lois Nickerson

Karl Nickerson (Seal.)  
Karl Nickerson, as Executor of the Will of K. B. Nickerson.

(Seal.)

(Seal.)



State of ALABAMA

SHELBY COUNTY

I, JOHN A. HINES, JR., a Notary Public in and for said County, in said State, hereby certify that LOIS NICKERSON, a widow, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of November

John A. Hines, Jr.

1958  
As Notary Public

State of

COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, came before me the within named \_\_\_\_\_ known to me to be the wife of the within named \_\_\_\_\_ 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, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
As Notary Public

THE STATE OF

KENTUCKY

CAMPBELL COUNTY

I, W. J. KENNEDY, A Notary Public in and for said County in said State, hereby certify that Karl Nickerson, whose name as Executor of the Will of K. B. Nickerson 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 the conveyance, he, in his capacity as such Executor of the Will of K. B. Nickerson, executed the same voluntarily on the day the same bears date.

Given under my hand this the 10TH day of NOVEMBER, 1958.

My Commission Expires  
May 6, 1959

W. J. Kennedy

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within \_\_\_\_\_ was filed for record the 12 day of Nov, 1958 at 2 o'clock \_\_\_\_\_ and recorded in \_\_\_\_\_ record 197 Page 69, and the Mortgage Tax of \_\_\_\_\_ Deed Tax of \$5 has been paid.

L. C. Walker  
Judge of Probate

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