

THE STATE OF ALABAMA,)
SHELBY COUNTY.....)

1324

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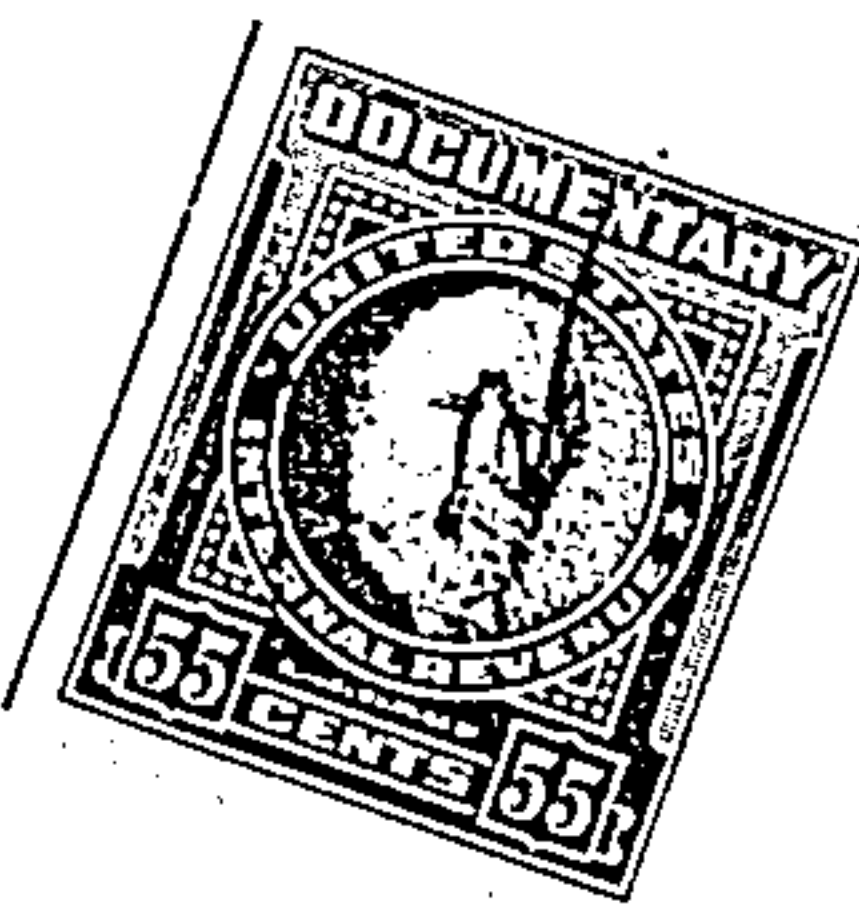
THIS INDENTURE, made and entered into on this the 24th day of December, 1958, by and between the undersigned, Karl Nickerson, as executor of the last will and testament of Kenton Brant Nickerson, deceased, party of the first part, and Carlos Hall and wife, Dora Hall, both hereinafter referred to as party of the second, part, witnesseth,

That, whereas, Kenton Brant Nickerson, died in the County of Shelby, said State on the 16th day of August, 1956, leaving a last will and testament, wherein the undersigned, Karl Nickerson, was nominated and appointed sole executor thereof, which said will and testament was duly admitted to probate in the Probate Court of said County, on the 25th day of August, 1956; and,

Whereas, the said Court did, on the 25th day of August, 1956, issue to the undersigned letters testamentary; and

Whereas, in and by the terms of said last will and testament, the undersigned was authorized and empowered to sell and convey the lands hereinafter described, for the purposes set forth in said will, in the following language, to wit: I hereby give and grant unto my Executor hereinafter named full power and authority to sell any or all property owned by me at the time of my death, real, personal or mixed, at public or private sale without order of Court and to convey to the purchaser or purchasers the property so sold.

Now, therefore, in consideration of the premises, and of the sum of FOUR HUNDRED FIFTY AND NO/100 DOLLARS, in hand paid to the undersigned, by the said party of the second part, the receipt whereof upon the delivery hereof, is hereby acknowledged, the said party of the first part, pursuant to the power and authority in him vested by the terms of said will, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto the said party of the second part the following described property, situate, lying and being in the County of Shelby, State of Alabama, to wit:



Begin at the Northwest corner of Lot No. 8 in Block 2 of K. B. Nickerson's Survey on Helena Road, and run in a southerly direction along the east line of Pine Street 23 feet to point of beginning of the lands herein conveyed; thence continue in a southerly direction along the east line of Pine Street for a distance of 180 feet; run thence in an easterly direction and parallel with the south line of Lot No. 9 a distance of 300 feet; run thence in a northerly direction along the east line of said Lots No. 8 and 9, a distance of 180 feet; run thence in a westerly direction and parallel with the south line of Lot No. 9 a distance of 300 feet to the point of beginning. Also, Lot No. 16 in Block 2 of K. B. Nickerson's Survey on Helena Road, with the exception of a strip 23 feet wide across the entire North end of said Lot No. 16 and also with the exception of that portion of Lot No. 16, heretofore sold to Homer F. Rhine and wife, Equilla Rhine, and which is described as follows: That certain triangular tract of land in Lot 16 in Block 2 of K. B. Nickerson's Survey on Helena Road, the point of beginning of which is the Southeast corner of Lot No. 10 in Block 2 of K. B. Nickerson's Survey on Helena Road; From said point of beginning, run in a northerly direction along the East line of said Lot No. 10 a distance of 178 feet; run thence in an easterly direction along a prolongation of the north line of said Lot No. 10 to the west boundary of Buck Creek; run thence in a south-westerly direction along Buck Creek to the Southeast corner of said Lot No. 10 and the point of beginning of the tract herein described. All of the property herein conveyed is a part of the Northeast Quarter of the Northwest Quarter of Section 2 in Township 21 of Range 3 West, situated in Shelby County, Alabama, and is all described according to the survey and map known as K. B. Nickerson's Survey on Helena Road, as shown by survey and map made by J. R. McMillen, Land Surveyor, and dated January 6, 1946, and recorded in Map Record 3 in the Office of the Judge of Probate of Shelby County, Alabama. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD Unto the said Carlos Hall and wife, Dora Hall, 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 as fully and completely, in all respects, as the party of the first part could or ought to convey the same under and by virtue of the power and authority vested in him in said last will and testament.

In Witness Whereof, the party of the first part has hereunto
set his hand and seal this 24th day of December, 1958.

Karl Nickerson (Seal.)
(Karl Nickerson, as Executor of
the last will and testament of
Kenton Brant Nickerson, deceased.)

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 Last Will and Testament of Kenton
Brant Nickerson, Deceased, 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, executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 24th day of December,
1958.

My Commission Expires
May 6, 1959

W. J. Kennedy (Seal.)
Notary Public

State of Alabama, Shelby County

I, L. C. Walker, Judge of Probate hereby certify that the within Will
day of December 1958 at 8 o'clock P.M. and recorded in Deed Record 198 Page 139 & examined 12/29/58
and the Mortgage Tax of \$ Deed Tax of \$ has been paid.
Fee \$ 3.05
L. C. Walker Judge of Probate