

WARRANTY DEED

3855

The State Of Alabama
Shelby County

Know all men by these presents, That in consideration of
One Dollar and other good and valuable considerations (\$1.00) DOLLARS
to the undersigned grantor Karl Nickerson, Executor of the Estate of K.B. Nickerson, Deceased
in hand paid by John A. Hines, Jr.

the receipt whereof is acknowledged I the said
Karl Nickerson, Executor do grant, bargain, sell and convey unto the said
John A. Hines, Jr.

the following described real estate situated in Shelby County, Ala., to-wit:
From the NE Corner of the NW¹ of SW¹ of Section 1, Township 21 South, Range 3 West...
run South along the East boundary line of the said NW¹ of the SW¹, Sec. 1, T. 21 S., R
3 W for 420.0 feet to point of beginning of the land herein described and conveyed:
Thence continue South along the East boundary line of the NW¹ of the SW¹, Sec. 1, T. 21
S, R 3 West for 210.0 feet; thence turn an angle of 91 deg. 34 min. to the right and
run Westerly 420.0 feet; thence turn an anglr of 88 deg. 26 min. to the right and run
Northerly 210.0 feet; thence turn an angle of 91 deg. 34 min. to the right and run
Easterly 420.0 feet, more or less, to the point of beginning, This being a part of the
NW¹ of the SW¹ of Sec. 1, Township 21 South, Range 3 West, and being 2 acres more or
less.

The purpose of this deed is to correct errors in the description of the deeds from
the grantors herein to grantees herein as recorded in Deed Book 116, Page 294 and
Deed Book 209, Page 152, of the Probate office, Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 79

I hereby certify that no Deed Tax has been col-
lected on this Instrument.

Conrad M. Fowler

Judge of Probate

"TAX EXEMPT"

BOOK 209 PAGE 422

To Have and to Hold, To the said John A. Hines, Jr., his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said John A. Hines, Jr. heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all incumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said John A. Hines, Jr., his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof I have hereunto set my hand and seal, this day of , 1960.

WITNESSES:

Earl R. Daniel

Karl Nickerson (Seal)
Executor of the Estate of
K.B. Nickerson, Deceased (Seal)
 (Seal)
 (Seal)

KENTUCKY
The State Of Alabama
CAMPBELL County

I, KENNETH J. KENNEDY,

a Notary Public in and for said County, in said State, hereby certify that Karl Nickerson, Executor of the Estate of K.B. Nickerson, Deceased 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, he, in his capacity as such Executor, has executed the same voluntarily on the day the same bears date.

Given under my hand this 18 day of JUNE, A.D. 1960

My Commission Expires
May 6, 1963

FILED 20 JUNE 1960

Kenneth J. Kennedy
A Notary Public

The State Of Alabama

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 20 day of June 1960 at 10 M. o'clock, and recorded in Book 200 at page 1723 on the 21 day of June 1960. Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler
Judge of Probate