

4383

WARRANTY DEED

Shelby County Printing & Publishing Co., Columbiana, Ala.

The State Of Alabama

.....SHELBY..... County

Know all men by these presents, That in consideration of ONE DOLLARS
to the undersigned grantor Lois S. Nickerson, a widow; Karl Nickerson and wife, Claire Nickerson
and Paul Nickerson and wife, Rachel Nickerson
in hand paid by Thomas R. Donahue and Beverly M. Donahue

the receipt whereof is acknowledged we the said Lois S. Nickerson, a widow; Karl Nickerson
and wife, Claire Nickerson; and Paul Nickerson and wife, Rachel Nickerson, being sole and sur-
viving heirs of K.B. Nickerson, decd. do grant, bargain, sell and convey unto the said
Thomas R. Donahue and Beverly M. Donahue

Handwritten initials

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

Lot No. 13 of Block 1 of Alabaster Highlands Subdivision, as recorded in Map Book 4
Page 43 in the office of Probate Judge, Shelby County, Alabama.

The lot No. 13 herein described and conveyed is restricted to residential
property only and the residence built on this lot must contain at least
1000 square feet.

It was the intention of the parties hereto convey all interest of the Estate of
K. B. Nickerson when Karl Nickerson as Executor of said Estate executed a deed
to the grantees herein on September 26, 1959, as shown by deed recorded in
Deed Book 205 page 548 in said Probate Office; however, the parties hereto are
executing this deed for the purpose of conveying any right, title or interest
which they might own in the above described lot.

BOOK 210 PAGE 166

To have and to hold To the said
Thomas R. Donahue and Beverly M. Donahue, their
heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators,
covenant with the said Thomas R. Donahue and Beverly M. Donahue, their
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 our heirs, executors
and administrators shall, warrant and defend the same to the said
Thomas R. Donahue and Beverly M. Donahue, their
heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hand and seal this
18th day of June, 1960.

WITNESSES:

Lois S. Nickerson (Seal)
Lois S. Nickerson
Karl Nickerson (Seal)
Karl Nickerson
Claire Nickerson (Seal)
Claire Nickerson
Paul Nickerson (Seal)
Paul Nickerson
Rachel Nickerson (seal)
Rachel Nickerson

State of Alabama
Shelby County

I, John C. Bailey, a Notary Public in and for said County,
in said State, hereby certify that Lois S. 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 this conveyance, she executed the same voluntarily
on the day the same bears date.

Given under my hand this 20th day of June, 1960.

John C. Bailey
Notary Public

State of Kentucky
County of CAMPELLE

I, WARREN J. KENNEDY, 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
executed the same voluntarily on the day the same bears date.

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

My Commission Expires
May 6, 1963

Warren J. Kennedy
Notary Public

The State Of Alabama

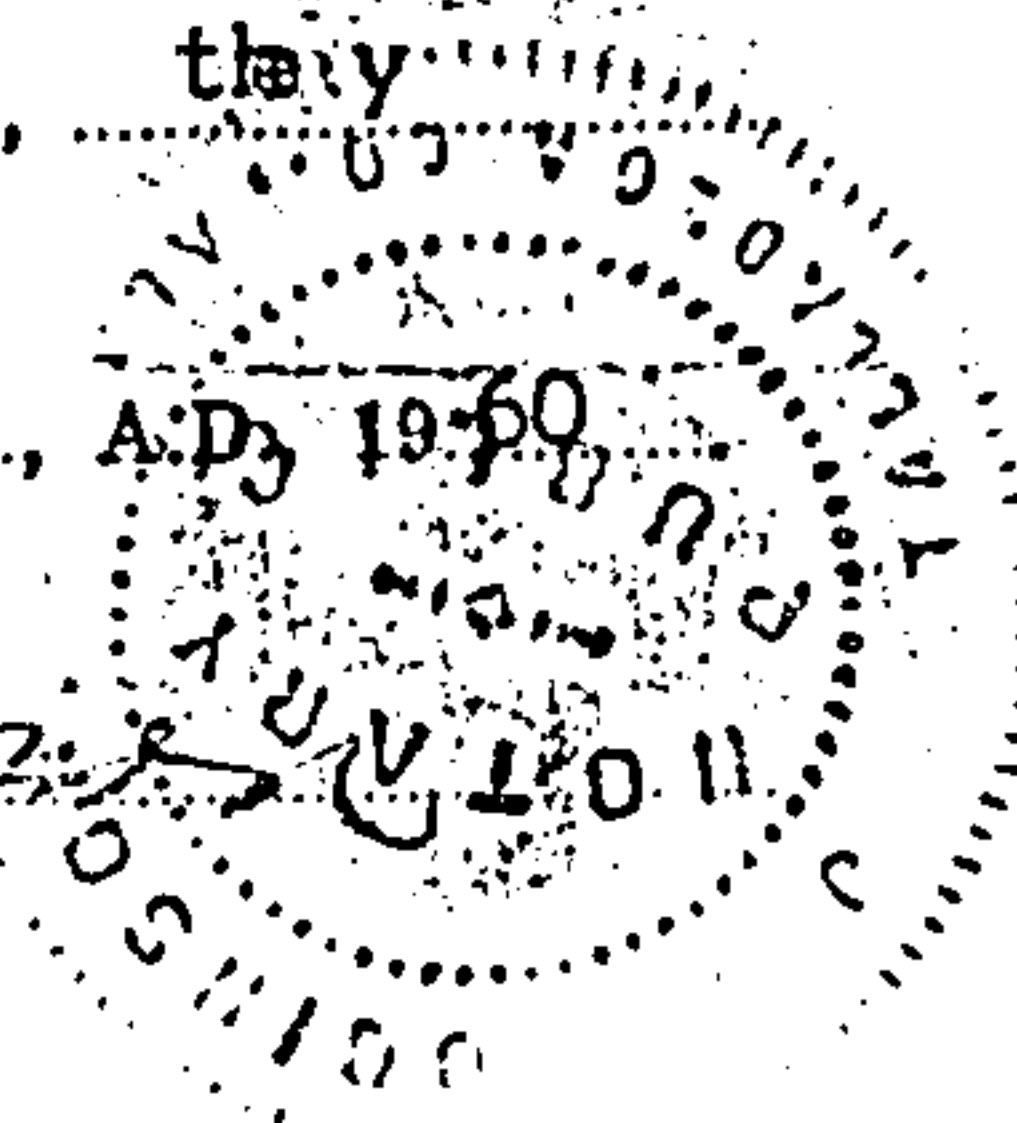
Talladega County

I, [Signature]

a Notary Public in and for said County, in said State, hereby certify that Paul Nickerson and wife, Rachel Nickerson whose name s 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 this 22 day of July, A.D. 1960

[Signature]
Notary Public



FILED 21 JULY 1960

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record in this office on the 21 day of July 1960 at 11 M. o'clock and recorded in Book 210 at page 186 on the 26 day of July 1960. Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler
Judge of Probate

a in and for said County, in said State, hereby certify that subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that the grantor voluntarily executed the same in presence and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the grantor, and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand this the day of A. D., 19

The State Of Alabama

County

I,

a in and for said County, in said State, hereby certify that on the day of 19, came before me the within named known to me (or made 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 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 day of A.D., 19

BOOK 210 PAGE 168