

*Mail to Carlos Hall  
Selma 10/1/95*

*801*

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR to the undersigned grantors Lois S. Nickerson, a widow; Karl Nickerson and wife, Cläre Nickerson; and Paul Nickerson and wife, Rachel Nickerson, in hand paid by Carlos Hall and Dora Hall, 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, do grant, bargain, sell and convey unto the said Carlos Hall and Dora Hall, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, 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; thence run 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 southwesterly 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 NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 2, 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.

TO HAVE AND TO HOLD, to the said Carlos Hall and 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 we, do for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their 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,

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and our 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

12<sup>th</sup> day of November, 1960.

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

~~Madison~~ County

Philadelp

I, Lauren S. Chappell, a Notary Public in and for said County, in said State, hereby certify that Paul Nickerson and wife Rachel 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of November, 1960.

Lauren S. Chappell  
Notary Public

State of Kentucky

County of Campbell

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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of November, 1960.

(SEAL)

My Commission expires:

My Commission Expires  
May 6, 1963

Warren J. Kennedy  
Notary Public

State of Alabama

~~Madison~~ County

Shelby

I, JOHN C. BAILEY, a Notary Public in and for said County, in said State, hereby certify that Paul Nickerson and wife Rachel 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of November, 1960.

John C. Bailey  
Notary Public

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 11 day of Nov 1960 at 2 o'clock and recorded in deed Book 212 at page 403 on the 22 day of Nov 1960. Mortgage Tax --- Deed Tax .50 has been paid.

Conrad M. Fowler  
Judge of Probate