

State of Alabama

Shelby

County

2972
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE

DOLLARS

to the undersigned grantor Karl Nickerson, Executor of the Estate of Kenton Brant Nickerson, dec.,
Lois S. Nickerson, a widow; Karl Nickerson and wife, Claire Nickerson; and Paul Nickerson
and wife, Rachel Nickerson
in hand paid by Dewey R. Lewis and Alta W. Lewis

the receipt whereof is acknowledged we the said Karl Nickerson, Executor of the Estate of Kenton
Brant Nickerson, deceased; 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 Dewey R. Lewis and Alta W. Lewis

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

Shelby

County, Alabama, to-wit:

Begin at the northeast corner of Section 2, Township 21, Range 3 West and run west along
the north boundary of said Section 2 a distance of 966 feet to a point on the west right
of way of the L & N Railroad; thence turn an angle of 83 deg. 6 min. to the left and run
296.45 feet to the point of beginning of the lot herein conveyed; thence turn an angle
of 83 deg. 6 min. to the right and run a distance of 140 feet; thence turn an angle of
83 deg. 6 min. to the left and run a distance of 60 feet; thence turn an angle of 96 deg.
54 min. to the left and run a distance of 140 feet; thence turn an angle of 83 deg. 6 min.
to the left and run a distance of 60 feet to the point of beginning.

It was the intention of the parties hereto to convey all interest of the Estate of Kenton
Brant Nickerson, deceased, when Karl Nickerson, as Executor, Paul Nickerson and Lois S.
Nickerson executed a deed to the grantees herein on August 25, 1956, as shown by deed
recorded in Deed Book 182 page 94 in the Probate Office of said County; however, the
parties are executing this deed for the purpose of conveying any right, title or
interest which they might own in the above described land.

TO HAVE AND TO HOLD Unto the said Dewey R. Lewis and Alta W. Lewis

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, 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 day of

WITNESSES:

Karl Nickerson (SEAL)
Executor of Est. of Kenton Brant Nickerson, dec'd

Karl Nickerson (Seal.)

Claire Nickerson (Seal.)

Lois S. Nickerson (Seal.)

Paul Nickerson (Seal.)

Rachel Nickerson (SEAL)
Rachel Nickerson

TO

*Alford***WARRANTY DEED**

JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate hereby certify that the within deed was filed in this office for record the 27 day of March 1961 at 4 o'clock P.M. and recorded in Book 274 Record 116 page 688 and examined 27 and the Mortgage Tax of \$ 3 has been paid. Deed Tax of \$ 3

Judge of Probate

Fee \$ 1.65

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. 1.95

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of KENTUCKY

CAMPEL COUNTY

I, WARREN J. KENNEDY

a Notary Public in and for said County, in said State,

hereby certify that Karl Nickerson, whose name as Executor of the Estate of Kenton Brant Nickerson, dec.

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 he/ as such Executor and with full authority executed the same voluntarily on the day the same bears date, for and as the act of said Estate.

Given under my hand and official seal this

7TH

day of

JANUARY

My Commission Expires
May 6, 1963

Warren J. Kennedy

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 20 day of JAN, 1961.

(SEAL)

My Commission Expires

My Commission Expires
May 6, 1963

Notary Public

State of Alabama

Shelby County

I, Floetta B. Barton, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of January, 1961.

Floetta B. Barton

Notary Public

State of Alabama

Talladega County

I, Launa 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 13 day of Jan, 1961.

Launa S. Chappell

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 27 day of March 1961 at 4 M. o'clock and recorded in Book 274 at page 688 on the 27 day of March 1961. Mortgage Tax 3 Deed Tax 3 has been paid.

Conrad M. Fowler
Judge of Probate