

SHELBY County

KNOW ALL MEN BY THESE PRESENTS,

to the undersigned grantors W. E. Stinson and wife, Annette Stinson

in hand paid by Karl Nickerson, Paul Nickerson and Lois S. Nickerson

the receipt whereof is acknowledged we the said W. E. Stinson and Annette Stinson

do grant, bargain, sell and convey unto the said Karl Nickerson, Paul Nickerson and Lois S. Nickerson

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

Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 21, Range 3 West, more particularly described as follows: Commencing at the NW corner of said Section 2 and run South along West line of said Section 302.12 feet to point of beginning of tract herein described; thence continue along West line of said Section 298 feet; thence turn an angle to left of 87 deg. 57 min. and run 617.02 feet to West line of Ash Street, according to Nickerson 's Addition on Helena Road; thence turn an angle to left of 86 deg. 41 min. and run along West line of Ash Street a distance of 247 feet; thence turn an angle to left of 88 deg. 42 min. and run a distance of 641.97 feet to point of beginning; containing 3.938 acres, more or less, and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Karl Nickerson, Paul Nickerson & Lois S. Nickerson

to him, their heirs and assigns, forever: I

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 seal,
this 5 day of September, 1961.

WITNESSES:

ur hands and seal,

N. E. Stinson (Seal.)
.....
Annette Stinson (Seal.)
.....
..... (Seal.)
..... (Seal.)

W.E. Stinson & Annette Stinson

TO

Paul & Lila M. Moore
Abbeville, S.C.

WARRANTY DEED

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA }
SHELBY COUNTY }

I, Mrs. L. P. Goss a Notary Public in and for said County, in said State,
hereby certify that W. E. Stinson and Annette Stinson

whose names are assigned 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 5th day of September, 1961.
Mrs. L. P. Goss
Notary Public.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/11/61

9-7-61

RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE