

State of Alabama }  
SHELBY County }

5973

1500 1000

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR and other good and DOLLARS

to the undersigned grantors Karl Nickerson and wife, Claire Nickerson; Paul Nickerson and wife, Rachel Nickerson; and Lois S. Nickerson, a widow

in hand paid by W. E. Stinson and wife, Annette Stinson

the receipt whereof is acknowledged we the said Karl Nickerson and Claire Nickerson; Paul Nickerson and Rachel Nickerson; and Lois S. Nickerson

do grant, bargain, sell and convey unto the said W. E. Stinson and Annette Stinson

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

Shelby County, Alabama, to-wit:

Lots 7, 8, 9, 10, 11, in Block 4, according to Nickerson-Scott Survey, as recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 34.

Also, a tract of land of a uniform width of 200 feet lying East of and contiguous to a 20 foot alley as the same extends along the East boundary of Lots 7 to 24, both inclusive, of Block 4, according to Nickerson-Scott Survey, as recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 34, more particularly described as follows: Begin at a point on the East boundary of a 20 foot alley, at a point where the North boundary of Lot 24, Block 4, according to said Nickerson-Scott Survey, if extended Easterly, would intersect the said East boundary of said alley, which said point is on the South boundary of a roadway extending Easterly from U.S. Highway 31 (which said alley is shown in said survey as lying immediately East of Lots 1 to 24, both inclusive, in Block 4, according to said subdivision); thence continue in an Easterly direction and parallel with North boundary of NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 36, Township 20, Range 3 West, and along the South boundary of said roadway for a distance of 200 feet; thence Southerly and parallel with the East boundary of said alley to a point of intersection with an Easterly extension of the South boundary of said Lot 7, Block 4, according to said survey; thence turn an angle of 90 deg. to the right and run Westerly along said extension of said South boundary of Lot 7, 200 feet to the East boundary of said alley; thence Northerly along the East boundary of said alley, to point of beginning.

W. E. Stinson  
Annette Stinson

TO HAVE AND TO HOLD Unto the said W. E. Stinson and Annette Stinson

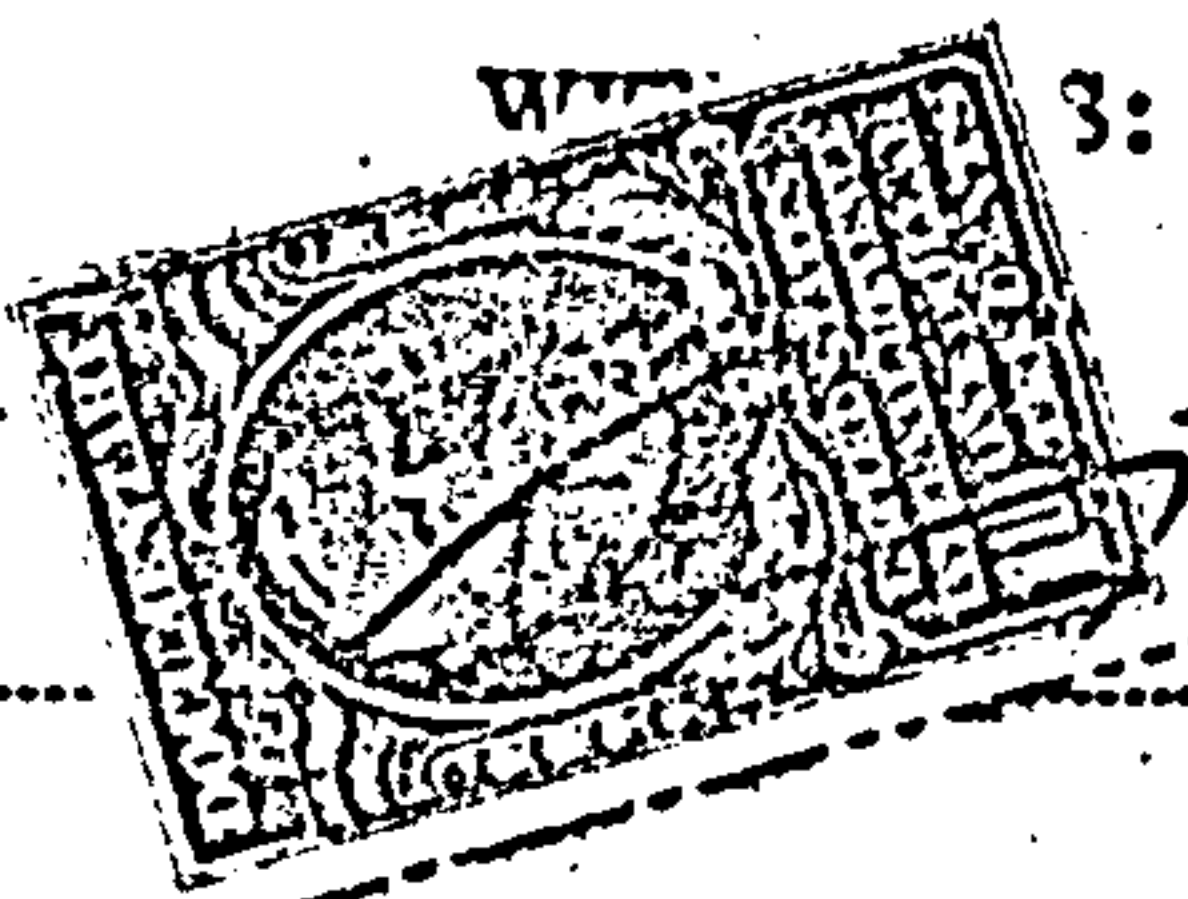
as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the 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 seal,

this day of , 1961.



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

BOOK 217 PAGE 470



TO

WARRANTY DEED  
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.  
TITLE INSURANCE — ABSTRACTS  
TRUSTS  
BIRMINGHAM, ALABAMA

State of Kentucky }  
Campbell... COUNTY

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.

My Commission Expires  
May 6, 1963

Given under my hand and official seal this 22ND day of AUGUST, 1961.

*Warren J. Kennedy*  
Notary Public.

STATE OF ALABAMA )  
Talladega... COUNTY

Talladega

I, LAURA 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 22 day of August, 1961.

*Laura S. Chappell*  
Notary Public

STATE OF ALABAMA )  
Shelby COUNTY

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

Given under my hand and official seal this 1st day of SEPTEMBER, 1961.

*John C. Bailey*  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON  
9-20-1961  
RECORDED & \$... MTG. TAX  
& \$1.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*Conrad M. Fowler*  
JUDGE OF PROBATE