

State of Alabama

Shelby

County

566

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Four Hundred Five and no/100 - - - - - DOLLARS

to the undersigned grantor, Calera Northwest, Inc.

a corporation, in hand paid by Edwin B. Nickerson and wife, Kathryn Nickerson

the receipt whereof is acknowledged, the said Calera Northwest, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Edwin B. Nickerson and wife, Kathryn Nickerson

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

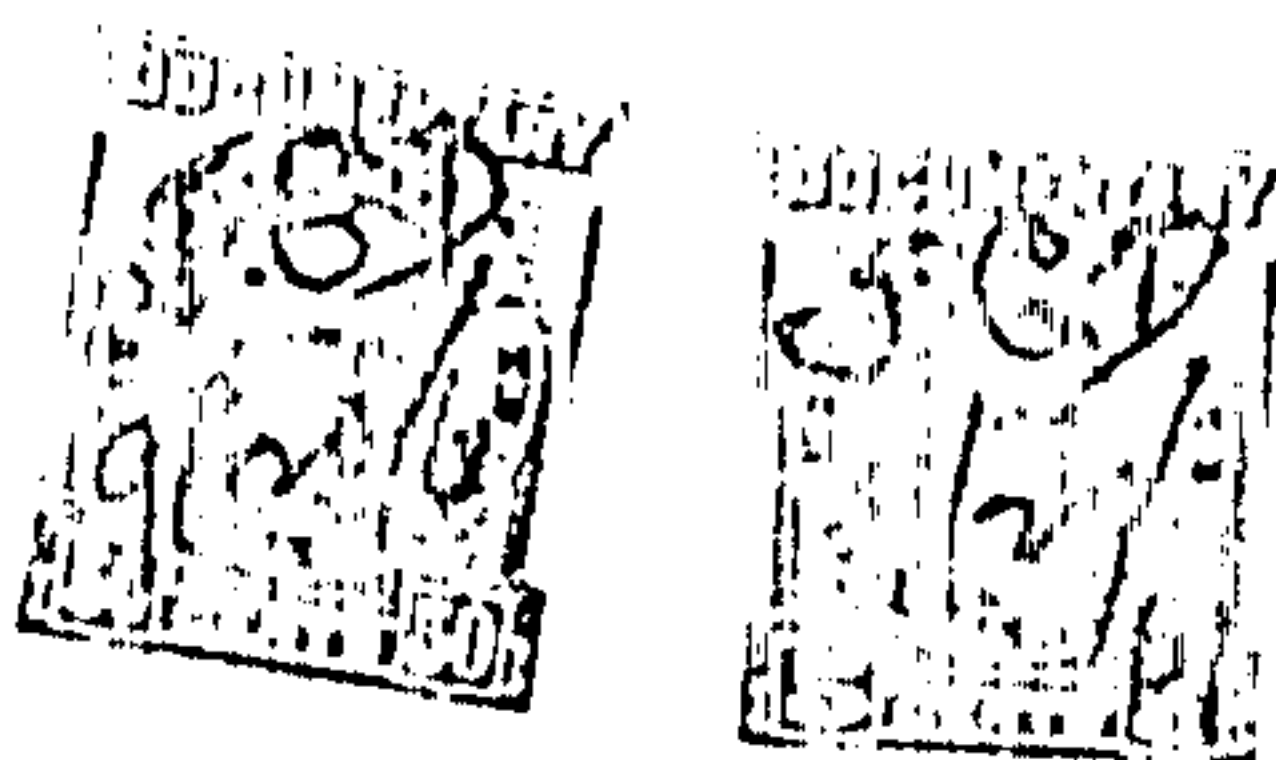
Shelby County, Alabama, to-wit:

Lots 5, 6, 7 and 8, Block 107, according to J. H. Dunstan's Map of the Town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama.

It is understood and agreed that the actual width of Lot 8 of said described lots is not warranted.

Subject to restrictions of record in Volume Deed Book 217, Page 360 in the Office of the Judge of Probate of Shelby County, Alabama.

It is an express condition hereof that the said Grantees pay the said Grantor the sum of \$262.50 for the installation of gas and water mains in the street upon which said lots front. Said amount to be due and payable when said installation is completed.



TO HAVE AND TO HOLD said property unto the said Edwin B. Nickerson and wife, Kathryn Nickerson 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 said Calera Northwest, Inc.

does for itself, its successors

and assigns, covenant with said Edwin B. Nickerson and wife, Kathryn Nickerson, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except advalorem taxes due October 1, 1961 which Grantor herein will pay

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Edwin B. Nickerson and wife, Kathryn Nickerson,

their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Calera Northwest, Inc.

has hereunto set its

signature by John G. Dearborn

its

President,

who is duly authorized, on this 20th day of September, 1961

ATTEST:

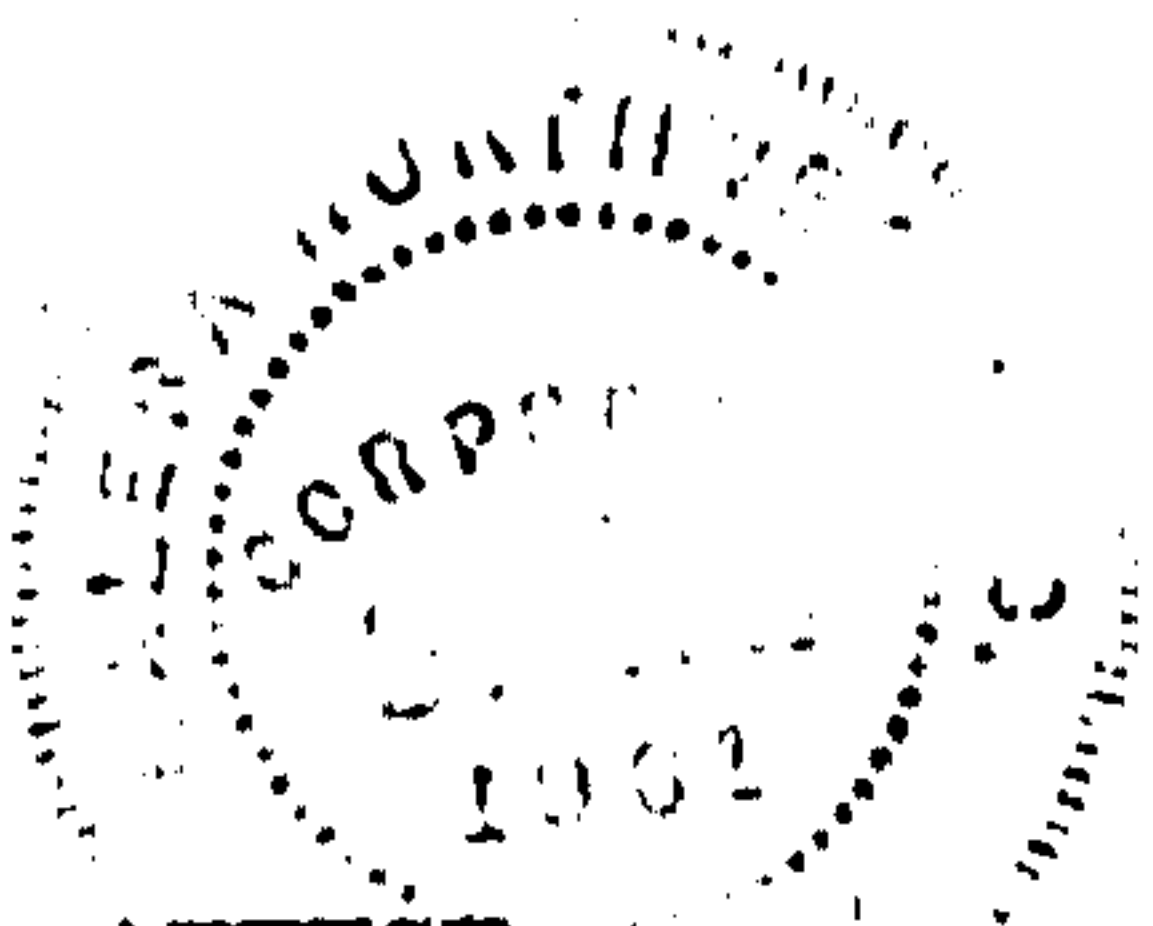
Secretary.

Calera Northwest, Inc.

John G. Dearborn

Vice-President.

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E B McKeown
Calera
TO

CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

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

State of Alabama

Jefferson

County

I, Marquette D. Hayes, a Notary Public in and for said
county in said state, hereby certify that John G. Dearborn
whose name as President of the Calera Northwest, Inc.,
a corporation, 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 officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 20th day of September, 1961

Marquette D. Hayes

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10 31 61
RECORDED & \$... MTG. TAX
& \$ 50 ED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad W. Fowler
JUDGE OF PROBATE

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