

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Karl Nickerson as Executor of Estate of K.B. Nickerson, dec.; Karl Nickerson & wife, Claire Nickerson; Paul Nickerson & wife, Rachel Nickerson; and Lois S. Nickerson, a widow (herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Wellington Bray and wife, Reba L. Bray

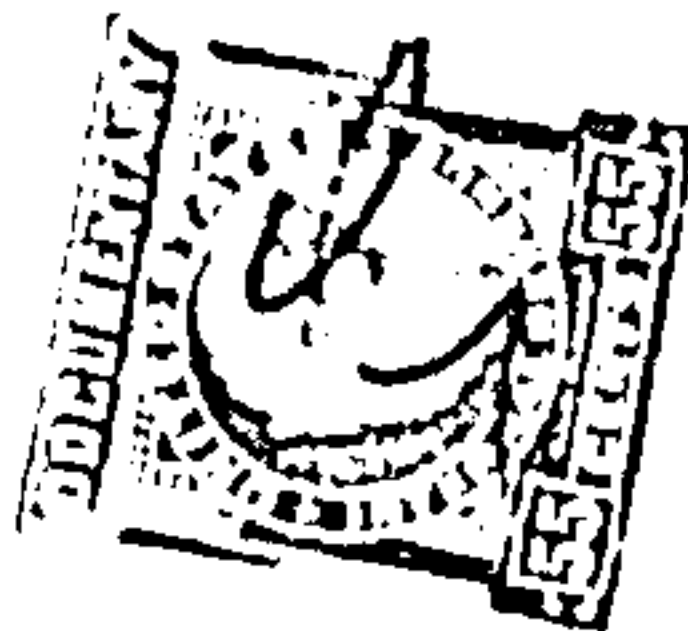
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

TRACT ONE:

Lot 5 in Block 4, according to Nickerson-Scott Survey, as recorded in Map Book 3, page 34, in the Probate Office of Shelby County Alabama.

TRACT TWO:

Also tract lying East of said Lot 5 in Block 4, according to said Subdivision, described as follows: Commencing at the SE corner of said Lot 5; thence North along the East boundary of said Lot 5 a distance of 50 feet to the NE corner of said Lot 5; thence turn an angle of 90 deg. to the right and run thence Easterly 20 feet to the East boundary of an alley, for point of beginning; thence continue in the same direction a distance of 100 feet; thence turn an angle of 90 deg. to the right and run Southerly 50 feet; thence turn an angle of 90 deg. to the right and run Westerly a distance of 100 feet to the East boundary of said alley; thence turn an angle of 90 deg. to the right and run Northerly along the East boundary of said alley 50 feet to point of beginning; said tract being located in said Nickerson-Scott Survey as recorded in Map Book 3, page 34 in the Probate Office of Shelby County, Alabama.



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this 16th day of October, 1963.

WITNESS:

Karl Nickerson (SEAL)
AS Executor of Estate of K.B. Nickerson, dec.
Karl Nickerson (SEAL)
Claire Nickerson (Seal)
Paul Nickerson (Seal)
Rachel Nickerson (Seal)
Lois S. Nickerson (SEAL)

General Acknowledgment.

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lois S. Nickerson 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 October, A. D., 1963.

John C. Barber
Notary Public.

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RETURN TO *1422*

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned, 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 11 day of October, 1963.

Launa Schappell
Notary Public

STATE OF KENTUCKY)
CAMPBELL COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KARL NICKERSON, whose names AS Executor of the Estate of K. B. Nickerson, deceased, 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, in his capacity as such Executor of said Estate, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of October, 1963.

My Commission Expires
May 6, 1967

L. J. Kennedy
Notary Public

STATE OF KENTUCKY)
CAMPBELL COUNTY)

I, the undersigned, 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 14 day of October, 1963.

My Commission Expires
May 6, 1967

L. J. Kennedy
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/12 1963
RECORDED & \$5.00 MTG. TAX
& \$2.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Joubert
JUDGE OF PROBATE