

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Thousand Dollars and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Karl Nickerson, Executor of the Estate of Kenton Brant Nickerson, deceased; Karl Nickerson and wife, Claire Nickerson; Louis S. Nickerson, a widow; and Paul Nickerson and wife, Rachel Nickerson (herein referred to as grantor), grant, bargain, sell and convey unto John A. Hines, Jr. (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 36, Township 20 South, Range 3 West, EXCEPT five (5) acres square in the southwest corner thereof; Also EXCEPT a tract sold to Sarah Jane Thomas in 1941, as shown by deed recorded in Deed Book 115 page 17 in the Probate Office of Shelby County, Alabama.

Also W $\frac{1}{2}$  of SE $\frac{1}{4}$  of SE $\frac{1}{4}$  and the S $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 36, Township 20 South, Range 3 West.

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with said grantee, his 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the

28 day of February, 1966.

Karl Nickerson (Seal)  
Executor of the Estate of Kenton Brant  
Nickerson, deceased.

Karl Nickerson (Seal)  
Karl Nickerson

Claire Nickerson (Seal)  
Claire Nickerson

Lois S. Nickerson (Seal)  
Lois S. Nickerson

Paul Nickerson (Seal)  
Paul Nickerson

Rachel Nickerson (Seal)  
Rachel Nickerson

DR

State of Alabama  
County of Shelby

I, the undersigned authority, 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 28 day of February, 1966.

Virginia Johnson  
Notary Public

State of Kentucky  
County of Campbell

I, the undersigned authority, 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, 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 as such Executor and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 11 day of February, 1966.

Harold Kennedy  
Notary Public

State of Kentucky  
County of Campbell

I, the undersigned authority, 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 11 day of February, 1966.

Harold Kennedy  
Notary Public

State of Alabama  
County of Talladega

I, the undersigned authority, 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 28 day of February, 1966.

Lenna Schappell  
Notary Public

(SEAL)  
My Commission Expires:

July 1968

ALL OF ALA. COUNTY CO.  
THIS INSTRUMENT  
WAS FILED ON 2/28/66  
6-2-66

RECORDED & \$7.50 MTD. TAX  
\$7.50 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Corcoran J. Fowler  
JUDGE OF PROBATE