

This instrument was prepared by
(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand, Three Hundred and 00/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Jacqueline Brannen, a widow; and Lee Don Brannen, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Carl B. Nichols

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby
County, Alabama, to-wit:

East 10 acres of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 8, ALSO, the
East 10 acres of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 8, all in
Township 22 Range 1 West, Shelby County, Alabama.

There is also granted to grantee herein, his heirs, successors,
or assigns, the right of first refusal to purchase the West 10
acres of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 8, should the same
be sold. The right of first refusal herein given shall be good
for 20 years from the date hereof.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
INDEX NUMBER
1968 AUG 26 PM 10:52

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

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 hands(s) and seal(s), this 26
day of August, 1968

(Seal)

(Seal)

(Seal)

Jacqueline Brannen (Seal)

Lee D. Brannen (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Jacqueline Brannen, a widow and Lee Don Brannen, a single man
whose name S 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 26 day of August

A. D., 19 68

Frank Ellis
Notary Public.