

## THE STATE OF ALABAMA

Shelby County

Know All Men by These Presents, That in consideration of

Twelve hundred and no / 100 DOLLARS

to the undersigned grantor Karl Nickerson, Executor of the Estate of K.B. Nickerson, Deceased;  
Karl Nickerson and wife, Claire Nickerson; Paul Nickerson and wife, Rachel  
Nickerson and Lois S. Nickerson, a widow

in hand paid by Bobby Joe Baldwin and wife, Jean B. Baldwin

the receipt whereof is acknowledged we the said Karl Nickerson, Executor of the Estate  
of K.B. Nickerson, Deceased; Karl Nickerson and wife, Claire Nickerson; Paul Nickerson  
and wife, Rachel Nickerson and Lois S. Nickerson, a widow

do grant, bargain, sell and convey unto the said

Bobby Joe Baldwin and wife, Jean B. Baldwin

the following described real estate, to-wit:

Lot no. 14 of Sector Two of Alabaster Highlands Sub division as shown  
by Plat recorded in Map Book 5 Page 13, in the Office of Judge of Probate of  
Shelby County, Alabama.

This Lot no. 14 herein described and conveyed is subject to the  
Protective Covenants shown on Map of Alabaster Highlands Sub division recorded  
in Map Book 4 Page 43, in the Office of the Probate Judge, Shelby County, Alabama.

BOOK 259 PAGE 007

situated in Shelby County, Alabama.

To Have and to Hold, To the said

Bobby Joe Baldwin and wife, Jean B. Baldwin

heirs and assigns forever.

And we do, for ourselves and for our heirs heirs, executors and administrators, covenant with the said Bobby Joe Baldwin and wife, Jean B. Baldwin heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; that we do have a good right to sell and convey the same as aforesaid; that we do will, and for our heirs, executors and administrators shall, warrant and defend the same to the said

Bobby Joe Baldwin and wife, Jean B. Baldwin

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

In Witness Whereof, we have hereunto set our hands and seals, this

day of , 1969.

WITNESSES:

Karl Nickerson (Seal.)  
(Karl Nickerson, Executor)

Karl Nickerson (Seal.)  
(Karl Nickerson)

Claire Nickerson (Seal.)  
(Claire Nickerson)

Paul Nickerson (Seal.)  
(Paul Nickerson)

Rachel Nickerson (Seal.)  
(Rachel Nickerson)

Lois S. Nickerson (Seal.)  
(Lois S. Nickerson)

KENTUCKY

THE STATE OF

Campbell

County

1. Matt H. Frank Jr.

a Notary Public in and for said County, in said State,

hereby certify that Karl Nickerson, Exec. of the Estate of K. B. Nickerson, Deceased

whose name is signed to the foregoing conveyance, and who is known known

to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, in his capacity as such Executor, executed the same voluntarily on the day the same bears date.

Given under my hand this 29<sup>th</sup> day of April, A. D. 1969.

My Commission Expires May 18, 1971

Notary Public

The State of Kentucky  
Campbell County

I, MATT H. FRANK JR

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 this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand this 29<sup>th</sup> day of April, A.D., 1969.

Matt H. Frank Jr  
A Notary Public

My Commission Expires May 15, 1971

|                                                                                                                                                                                                                                                                                                |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Bobby Joe Baldwin and wife,<br>Jean B. Baldwin                                                                                                                                                                                                                                                 |  |
| TO                                                                                                                                                                                                                                                                                             |  |
| D.O. 184                                                                                                                                                                                                                                                                                       |  |
| Delivered 35144                                                                                                                                                                                                                                                                                |  |
| Warranty Deed                                                                                                                                                                                                                                                                                  |  |
| The State of Alabama                                                                                                                                                                                                                                                                           |  |
| County                                                                                                                                                                                                                                                                                         |  |
| I, _____<br>Judge of the Probate Court of said County, hereby<br>certify that the foregoing conveyance was filed<br>for registration in this office on the _____<br>day of _____, 19____, and was recorded<br>in Vol. _____ Record of Deeds, Pages _____<br>on the _____ day of _____, 19____. |  |
| Given under my hand at office, this _____<br>day of _____, 19____.                                                                                                                                                                                                                             |  |
| Judge of Probate.                                                                                                                                                                                                                                                                              |  |
| Record Fee, \$ _____                                                                                                                                                                                                                                                                           |  |
| 1.50<br>1.45<br>2.95                                                                                                                                                                                                                                                                           |  |

The State of Alabama  
Talladega County

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 this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand this 1 day of May, A.D., 1969.

Laura S Chappell  
A Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1969 AUG - 7 PM 11:30  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

The State of Alabama  
Shelby County

I, T. E. Jones

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

Given under my hand this 2nd day of May, A.D., 1969.

T. E. Jones  
A Notary Public