

1788

This instrument was prepared by  
(Name)..... HEAD AND HEAD, ATTORNEYS AT LAW.....  
(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 Twenty Six Thousand Five Hundred and No/100 (\$26,500.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Robert J. Nichols and wife, Lois B. Nichols

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Southeast Electric Service, Inc.

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

Commence at the SE corner of the NE¼ of the NE¼ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama; thence run in a Westerly direction along the South line of said quarter-quarter a distance of 812.44 feet to a point on the Westerly right of way line of a public road; thence turn an angle to the left of 109 deg. 37 min. 18 sec. and run in a Southeasterly direction along said Westerly right of way of said public road a distance of 402.86 feet; thence turn an angle to the right of 93 deg. 31 min. 30 sec. and run in a Southwesterly direction 430.14 feet to the point of beginning; thence turn an angle to the right of 86 deg. 12 min. and run in a Northwesterly direction 417.0 feet; thence 86 deg. 12 min. to the left and run in a Southwesterly direction 325.0 feet to a point on the Easterly right of way line of a public road; thence 93 deg. 48 min. to the left and run in a Southeasterly direction along said Easterly right of way line of said public road a distance of 417.0 feet; thence 86 deg. 12 min. to the left and run in a Northeasterly direction 325.0 feet to the point of beginning.

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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 2nd day of February, 1970.

Witness:  
*[Signature]* (Seal)  
*[Signature]* (Seal)  
*[Signature]* (Seal)

X *[Signature]* (Seal)  
X *[Signature]* (Seal)  
*[Signature]* (Seal)

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STATE OF ALABAMA }  
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J. Nichols and wife, Lois B. Nichols 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 2nd day of February, A. D., 1970  
*[Signature]*  
Notary Public.