

STATE OF ALABAMA  
SHELBY COUNTY



19710322000010640 1/3 \$.00  
Shelby Cnty Judge of Probate, AL  
03/22/1971 12:00:00 AM FILED/CERT

2186

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred and no/100 Dollars, to the undersigned grantors Karl Nickerson, Executor of the Estate of Kenton Brant Nickerson, deceased; Karl Nickerson and wife, Claire Nickerson; Paul Nickerson and wife, Rachel Nickerson; and Lois S. Nickerson, a widow, in hand paid by K. E. Fulton, the receipt whereof is acknowledged, we the said Karl Nickerson, Executor of the Estate of Kenton Brant 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 K. E. Fulton, the following described real estate situated in Shelby County, Alabama, to-wit:

From the northwest corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, run south along the west boundary line of the said NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, for 210.0 feet; thence turn an angle of 33 deg. 36 min. to the left and run easterly 375.0 feet to the point of beginning of the land herein described; thence turn an angle of 33 deg. 30 min. to the right and run southerly 233.43 feet, more or less, to a point on the east right-of-way line of U. S. Highway 31; thence turn an angle of 42 deg. 33 min. to the left and run southeasterly along the east R.O.W. line of the said U. S. Highway 31 for 110.69 feet; thence turn an angle of 137 deg. 22 min. to the left and run northerly 337.0 feet; thence turn an angle of 33 deg. 30 min. to the left and run westerly 75.0 feet, more or less, to the point of beginning, this being a part of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, and being 0.577 acres, more or less.

From the northwest corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West, run south along the west boundary line of the said NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West for 210.0 feet; thence turn an angle of 33 deg. 36 min. to the left and run easterly 300.0 feet to the point of beginning of the land herein described; thence turn an angle of 33 deg. 30 min. to the right and run southerly 204.0 feet, more or less, to a point on the east right-of-way line of U. S. Highway 31; thence turn an angle of 42 deg. 33 min. to the left and run southeasterly along the east R.O.W. line of said U. S. Highway 31 a distance of 110.69 feet; thence turn an angle of 137 deg. 22 min. to the left and run northerly 233.43 feet; thence turn an angle of 33 deg. 30 min. to the left and run westerly 75.0 feet, more or less, to the point of beginning, this being a part of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West and being 0.419 acres, more or less.

This deed is executed for the purpose of replacing deeds which were executed to the grantee herein on November 5, 1960, but were never recorded.

TO HAVE AND TO HOLD, to the said K. E. Fulton, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said K. E. Fulton, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we do 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 K. E. Fulton, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 3<sup>rd</sup> day of March, 1971.

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

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

Alabama  
State of Alabama  
Talladega  
Talladega County

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I, Launa S. Chappell, 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 this conveyance, he as such Executor, having full authority in his capacity as such executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand this 3 day of March, 1971.

Launa S. Chappell  
Notary Public



STATE OF Alabama  
COUNTY OF TALLADEGA

I, Laura S. Chappell 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 2 day of March 1971

Laura S. Chappell  
Notary Public

STATE OF ALABAMA  
COUNTY OF TALLADEGA

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

Given under my hand and official seal this 3 day of March 1971

Laura S. Chappell  
Notary Public



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STATE OF ALABAMA

COUNTY OF SHELBY

I, Carolyn Morris, a Notary Public in and for said County  
in said State, hereby certify that Lois S. Nickerson, a widow  
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 4 day of March 1971.

Carolyn Morris  
Notary Public

STATE OF ALABAMA  
SH ELBY COUNTY

I,

, a Notary Public in and for said County

in said State, hereby certify that  
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 \_\_\_ day of \_\_\_ 19\_\_.

Notary Public