

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Eighty ⁵³⁸¹ _{see Mtg 339-26} eight hundred and No/100 _____ DOLLARS

to the undersigned grantor Karl Nickerson and wife, Claire Nickerson

in hand paid by S.R. Peacock and wife, Doris J. Peacock

the receipt whereof is acknowledged we the said Karl Nickerson and wife,
Claire Nickersondo grant, bargain, sell and convey unto the said S. R. Peacock and wife,
Doris J. Peacock

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Begin at the South East corner of Lot 8 in Block 1 of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama and run in a Northerly direction parallel with Pine Street for a distance of 300 ft. to Point of Beginning of portion of Lots 8 and 7 in Block 1 herein described. From said Point of Beginning continue to run in a Northerly direction parallel with Pine Street for a distance of 88 ft., thence run in a Westerly direction across Lots 8 and 7 perpendicular to Pine Street for a distance of 200 ft., thence in a Southerly direction parallel with Pine Street for a distance of 88 ft., thence run in an Easterly direction across Lots 7 and 8 perpendicular to Pine Street for a distance of 200 ft. to the Point of Beginning of portion of Lots 8 and 7 in Block 1 as described and the House situated thereon. Lying and being in the N.E. 1/4 of N.W. 1/4 of Section 2, Tp.21, R.3 W., according to Map of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate, Shelby County, Alabama.

\$20,500.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said S.R. Peacock and wife, Doris J. Peacock

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

In Witness Whereof, we have hereunto set our hands and seal,

this 2nd day of Jan, 1974.

WITNESSES:

Karl Nickerson (Seal.)
(Karl Nickerson)

Claire Nickerson (Seal.)
(Claire Nickerson)

(Seal.)

(Seal.)



19730508000025510 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/08/1973 12:00:00 AM FILED/CERT

BOOK 286 PAGE 737



19730508000025510 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/08/1973 12:00:00 AM FILED/CERT

Return to: DOMINICK, FLETCHER, YEILDING
DOMINICK & ACKER, P.A.
927 Brown Marx Building
Birmingham, Ala. 35203

Karl Nickerson and wife,
Claire Nickerson

TO
S.R. Peacock and wife,
Doris J. Peacock

WARRANTY DEED
JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,
County.

Office of the Judge of Probate
I hereby certify that the within deed
was filed in this office for record on
the _____ day of _____ 19____
at _____ o'clock _____ M, and was duly re-
corded in Volume _____ of Deeds
at page 215, and examined.

Judge of Probate.

STATE OF

Alabama

COUNTY

I, *Laurel 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

2nd day of *Jan.*

19 *74*

Laurel S. Chappell

As Notary Public

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed 2nd 50
1974 MAY -8 AM 8:47

837 PAGE 982 BOOK