

THE STATE OF ALABAMA

Shelby

County

19730510000026670 1/4 \$.00
Shelby Cnty Judge of Probate, AL
05/10/1973 12:00:00 AM FILED/CERT

5497

Know All Men by These Presents, That in consideration of

Ten thousand and no/100

DOLLARS

Karl Nickerson, Executor of the Estate of K.B. Nickerson, Deceased,
to the undersigned grantor Karl Nickerson and wife, Claire Nickerson and Paul Nickerson,

a widower and Lois S. Nickerson, a widow

in hand paid by Green Valley Homes, Inc.

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 and
Paul Nickerson, a widower and Lois S. Nickerson, a widow

do grant, bargain, sell and convey unto the said Green Valley Homes, Inc.

the following described real estate, to-wit:

Begin at the N.E. Corner of Sec. 2 Tp. 21 R. 3¹W. and run in a Westerly direction
for a distance of 966 ft. to a point on the West R. of W of L. & N. Rail Road. Then
turn left and run a distance of 198.45 ft. to point of beginning of Tract herein
described. Thence run in a Westerly direction for a distance of 210 ft.; thence
in a Southerly direction for a distance of 102 ft.; thence in an Easterly direction
for a distance of 70 ft.; thence in a Northerly direction for a distance of 4 ft.;
thence in an Easterly direction for a distance of 140 ft.; thence in a Northerly
direction for a distance of 98 ft. to Point of beginning of Tract herein described
and the House situated thereon.

Said Tract lying and being in the N.E. 1/4 of N.E. 1/4 of Sec. 2 Tp. 21 R. 3 W.
and being a portion of One acre of land purchased by K.B. Nickerson from
J.E. Walker and Maude G. Walker on Feb. 1, 1945, the deed being recorded in
Deed Book 120 and Page 264 on Feb. 1, 1945, in the Office of the Probate Judge,
Shelby County, Alabama.

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situated in Shelby County, Alabama.



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To Have and to Hold, To the said Green Valley Homes, Inc.

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators,

covenant with the said Green Valley Homes, Inc.

heirs and assigns, that we are lawfully seized in fee simple of said premises;

that they are free from all incumbrances; that we have a good right to

sell and convey the same as aforesaid; that we will, and for our heirs, executors

and administrators shall, warrant and defend the same to the said Green Valley Homes, Inc.

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

In Witness Whereof, we have hereunto set our hand s and seal s, this

day of _____, 19 73.

WITNESSES:

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

Karl Nickerson (Seal.)
(Karl Nickerson)

Claire Nickerson (Seal.)
(Claire Nickerson)

Paul Nickerson (Seal.)
(Paul Nickerson)

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

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19730510000026670 3/4 \$.00
Shelby Cnty Judge of Probate, AL
05/10/1973 12:00:00 AM FILED/CERT

THE STATE OF ALABAMA

Talladega County

I, Laura S Chappell,

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

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

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, he, in his capacity as such

Executor, has executed the same voluntarily on the day the same bears date.

Given under my hand this 29 day of Jan, A. D. 1973

Laura S Chappell
A Notary Public

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

THE STATE OF ALABAMA

County

I, _____, 19____,

RECORDED & \$ _____ MTG. TAX

a _____ in and for said County, in said State, hereby certify that

DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

_____ subscribing witness to the foregoing conveyance, known

to me, appeared before me this day, and being sworn, stated that _____ JUDGE OF PROBATE

_____ the grantor _____ voluntarily

executed the same in _____ presence and in the presence of the other subscribing witness, on the day the

same bears date; that _____ attested the same in the presence of the grantor _____, and of the other

witness, and that such other witness subscribed _____ name as a witness in _____ presence.

Given under my hand this the _____ day of _____, A. D. 19____

THE STATE OF ALABAMA

County

I, _____,

a _____ in and for said County, in said State, hereby certify that

on the _____ day of _____, 19____, came before me the within named

_____ known to me (or made known to me) to be the wife of the

within named _____ who, being examined separate

and apart from the husband touching her signature to the within _____ acknowledged that she

signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand this _____ day of

_____, A. D. 19____.

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The State of } I, Laura S. Chappell,
TALLADEGA County }
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 conveyances, 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 day of Jan, A.A. 1973.

Laura S. Chappell
A Notary Public

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Shelby Cnty Judge of Probate, AL
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Estate of K.B. Nickerson, Deceased	
TO	
Green Valley Homes, Inc.	
Warranty Deed	
The State of Alabama	
County	
I, _____	
Judge of the Probate Court of said County, hereby	
certify that the foregoing conveyance was filed	
for registration in this office on the _____	
day of _____, 19____, and was recorded	
in Vol. _____ Record of Deeds, Pages _____	
on the _____ day of _____, 19____	
Given under my hand at office, this _____	
day of _____, 19____	
Judge of Probate.	
Record Fee, \$ _____	
10.00	
1.45	
11.45	

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The State of Alabama } I, Laura S. Chappell,
Talladega County }

a Notary Public in and for said County, in said State, hereby certify that
Paul Nickerson, a widower, 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, he has executed the same voluntarily on
the day the same bears date.

Given under my hand this 29 day of Jan, A.D. 1973.

Laura S. Chappell
A Notary Public

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, a widow, 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 30th day of Jan, A.D. 1973.

T.E. Jones
A Notary Public

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

May 10 1973 8:30 AM

RECORDED & \$ _____ MTG. TAX

\$ 10.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE