

STATE OF ALABAMA

SHELBY

COUNTY

8296

Know All Men By These Presents,

That in consideration of Eight hundred 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, Paul Nickerson, a widower, and Lois S. Nickerson, a widow in hand paid by James Edward LeSueur and wife, Shirley M. LeSueur

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

do we grant, bargain, sell and convey unto the said James Edward LeSueur and wife, Shirley M. LeSueur

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

the Town of Alabaster, Shelby County, Alabama, to-wit:

Begin at the S.W. corner of Lot 12 of the N.E. 1/4 of the N.W. 1/4 of Section 2 Tp.21 S. 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 Probate Judge of Shelby County, Alabama and run in a Northerly direction along the West lines of Lots 12, 13 and 14 for a distance of 446 ft. to a Point of beginning of land herein described. From Point of beginning continue in a Northerly direction along West lines of Lots 14 and 15 for a distance of 214 ft., thence run in an Easterly direction for a distance of 100 ft., thence run in a Southerly direction 214 ft., thence run in a Westerly direction for a distance of 100 ft. to the Point of beginning of land herein described. Lying and being in the N.E. 1/4 of the N.W. 1/4 of Section 2 Tp.21 S. R.3 W. Shelby County, Alabama.



19730827000048270 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/27/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said James Edward LeSueur and wife, Shirley M. LeSueur

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 for 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 day of 1973.

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)

BOOK 282 PAGE 273

The State of KENTUCKY }
CAMPBELL County } I, George M. Young,
 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 14 day of February, A.D. 1973.

19730827000048270 2/2 \$.00
 Shelby Cnty Judge of Probate, AL
 08/27/1973 12:00:00 AM FILED/CERT

Campbell County, Ky
 A Notary Public
 My Commission Expires Aug 23, 1974

Return to: Al Shultz

REC. BR. U.S. C. FILE NUMBER OR PAGE AS SHOWN ABOVE
 1973 NOV 27 AM 9:45
 THE STATE OF ALABAMA SHELBY CO. JUDGE OF PROBATE
 CERTIFY THIS INSTRUMENT WAS FILED
 100
 141
 245

James Edward Lesueur
 and wife
 Shirley M. Lesueur

TO

Estate of K. B. Nickerson, Deceased

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 _____, and examined.

 Judge of Probate.

BOOK 282 PAGE 280

STATE OF Kentucky }
Campbell COUNTY }
 I, George M. Young, 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 the conveyance, he, in his capacity as such,
 voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of February A.D. 1973.

George M. Young As Notary Public
 My Commission Expires Aug 23, 1974

The State of ALABAMA }
TALLADEGA County } I, Laurene Schappell, a Notary Public in and for
 said County, in said State, hereby certify that Paul 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, he has executed the same voluntarily
 on the day the same bears date.

Given under my hand this 21 day of February A.D. 1973.

Laurene Schappell
 A Notary Public
 My Commission Expires 11-7-76

The State of ALABAMA }
SHELBY County } I, Virginia Johnson, 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 26 day of Feb A.D. 1973.

Virginia Johnson
 A Notary Public