

THE STATE OF ALABAMA

Shelby County

3806

Know All Men by These Presents, That in consideration of

Eighty five 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 Albert L. Roman and wife, Lillie Virginia Roman

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 grant, bargain, sell and convey unto the said Albert L. Roman and wife, Lillie Virginia Roman

the following described real estate, to-wit:

Begin at the South West corner of Lot 12 of the N.E.1/4 of the N.W.1/4 of Sec.2,
Tp.21S., 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 and 13
for a distance of 277 ft. to a Point of beginning of North portion of Lot 13
herein described. From Point of beginning continue to run in a Northerly direction
along west line of North portion of Lot 13 for a distance of 80 ft., thence run
in an Easterly direction along north line of lot 13 for a distance of 300 ft.,
thence run in a Southerly direction along East line of Lot 13 for a distance of
80 ft., thence run in a Westerly direction parallel to the North line of Lot 13
for a distance of 300 ft. to Point of beginning of North portion of Lot 13 as described
and the House situated thereon, lying and being in the N.E.1/4 of the N.W.1/4 of
Sec.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.

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19740131000004990 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/31/1974 12:00:00 AM FILED/CERT

situated in Shelby County, Alabama.

To Have and to Hold, To the said Albert L. Roman and wife, Lillie Virginia Roman

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Albert L. Roman and wife, Lillie Virginia Roman 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 Albert L. Roman and wife, Lillie Virginia Roman

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

2nd day of JANUARY, 1974.

WITNESSES:

Karl Nickerson (Seal.)
Karl Nickerson, Executor
Karl Nickerson (Seal.)
Claire Nickerson (Seal.)
Claire Nickerson
Paul Nickerson (Seal.)
Paul Nickerson
Lois S. Nickerson (Seal.)
Lois S. Nickerson



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Shelby Cnty Judge of Probate, AL
01/31/1974 12:00:00 AM FILED/CERT

THE STATE OF ALABAMA

Saladega 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 2 day of Jan, A. D. 1974

x Laura S Chappell

THE STATE OF ALABAMA

County

I,

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

subscribing witness to the foregoing conveyance, known

to me, appeared before me this day, and being sworn, stated that

the grantor voluntarily

The STATE of Alabama } I, Launa 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 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 2 day of Jan, A.D. 1974.

x Launa S Chappell
A Notary Public

Warranty Deed	
The State of Alabama	
County	
I, <u>Albert L. Roman</u> and wife, <u>Lillie Virginia Roman</u>	
K. B. Nickerson, Deceased	
TO	
Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the <u>19</u> day of <u>Jan</u> , and was recorded in Vol. <u>Record of Deeds, Pages</u> on the <u>19</u> day of <u>Jan</u> .	
Given under my hand at office, this <u>19</u> day of <u>Jan</u> , 19 <u>74</u> .	
Judge of Probate.	
Record Fee, \$ <u>8.50</u> <u>8.15</u>	<u>10.65</u>

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BOOK 285
The STATE of Alabama } I, Launa 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 2 day of Jan, A.D. 1974.

x Launa S Chappell
A Notary Public

The STATE of Alabama } I, Launa S Chappell,
Talladega COUNTY }

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 2 day of Jan, A.D. 1974.

Launa S Chappell
A Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 31 AM 8:53
REC. BK. & PAGE AS SHOWN ABOVE
J.C. FILE NUMBER OR
JUDGE OF PROBATE

19740131000004990 3/3 \$.00
Shelby Cnty Judge of Probate, AL
01/31/1974 12:00:00 AM FILED/CERT