

THE STATE OF ALABAMA

Shelby

County

3465

Know All Men by These Presents, That in consideration of

Ten-thousand-nine-hundred-fifty 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 Charles L. Byrd and wife, Frances Earline Y. Byrd

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 Charles L. Byrd and wife,

Frances Earline Y. Byrd

the following described real estate, 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 Westerly direction along South line of Lot 8 in Block 1 for a distance of 100 ft. then run in a Northerly direction along the East line of Lot 7 in Block 1 for a distance of 463 ft. to Point of beginning of North portion of Lot 7 herein described. From said Point of beginning continue to run in a Northerly direction along the East line of Lot 7 for a distance of 182 ft., thence run in a Westerly direction along the North line of Lot 7 for a distance of 100ft., thence run in a Southerly direction along the West line of Lot 7 for a distance of 179 ft., thence run in an Easterly direction parallel with the North line of Lot 7 for a distance of 100 ft. to said Point of beginning of North portion of Lot 7 in Block 1 as described and the House situated thereon. Lying and being in Block 1 of the N.E. 1/4 of N.W. 1/4 of Sec. 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, of Shelby County, Alabama.

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19740208000006230 1/3 \$.00
Shelby Cnty Judge of Probate, AL
02/08/1974 12:00:00 AM FILED/CERT

situated in Shelby County, Alabama.

To Have and to Hold, To the said Charles L. Byrd and wife,

Frances Earline Y. Byrd



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Shelby Cnty Judge of Probate, AL
02/08/1974 12:00:00 AM FILED/CERT

heirs and assigns forever.

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

covenant with the said Charles L. Byrd and wife, Frances Earline Y. Byrd

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

Charles L. Byrd and wife, Frances Earline Y. Byrd

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 74 .

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)

THE STATE OF ALABAMA

Talladega County

I, Launa 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 4th day of January, A. D. 19 74

Launa S. Chappell
A Notary Public

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

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The State of Alabama }
Talladega County }

I, Launa 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 this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand this 4th day of January, A.D., 1974.

Launa S. Chappell
A Notary Public

Charles J. Byrd Box 608 Shelby County	
THE ESTATE OF	
K. B. NICKERSON, DECEASED	
TO	
CHARLES L. BYRD AND WIFE, FRANCES EARLINE Y. BYRD	
Maranty 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, \$ _____	
11.00 1.45 Pd 12.45 ad	

The State of Alabama }
Talladega County }

I, Launa S. Chappell,

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 4th. day of January

Launa S. Chappell
A Notary Public

The State of Alabama }
Talladega County }

I, Launa S. Chappell

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 4 day of Jan, A.D., 1974.

Launa S. Chappell
A Notary Public



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Shelby Cnty Judge of Probate, AL
02/08/1974 12:00:00 AM FILED/CERT

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB -8 PM 12:12
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
County of Shelby