

5754

This instrument was prepared by Karl C. Harrison, Attorney at Law
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One and no/100 Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we 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 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Leonard Hultquist, II and Harold R. Walker (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at the northeast corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 36, Township 20 South, Range 3 West and run thence west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 726.83 feet; thence turn an angle of 83 deg. 46 min. to the left and run southerly 720.73 feet; thence turn an angle of 90 deg. to the right and run westerly 25 feet; thence turn an angle of 90 deg. to the left and run southerly 50 feet; thence turn an angle of 90 deg. to the right and run westerly 25 feet; thence turn an angle of 90 deg. to the left and run southerly 100 feet; thence turn an angle of 90 deg. to the right and run westerly 50 feet; thence turn an angle of 90 deg. to the left and run southerly 200 feet; thence turn an angle of 90 deg. to the right and run westerly 120 feet to the most easterly corner of the common line between Lots 4 and 5, Block 4 of Nickerson-Scott Survey as shown by map recorded in Map Book 3, Page 34 in the Probate Office of Shelby County, Alabama; thence turn an angle of 90 deg. to the left and run southerly along the east line of Lots 4, 3, 2 and 1 of said Block 4 and a southerly projection of said east line of said lots for a distance of 250 feet; thence turn an angle of 90 deg. to the right and run westerly to a point on the west line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence run southerly along said west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the southwest corner of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 36; thence continue in a southerly direction along the west line of SW $\frac{1}{4}$ of said Section 36 for a distance of 388.75 feet; thence turn an angle of 99 deg. 12 min. to the right and run westerly 37.29 feet; thence turn an angle to the left of 90 deg. 08 min. and run southerly 250 feet; thence turn an angle to the right of 90 deg. 08 min. and run westerly 194.50 feet; thence turn an angle to the left of 90 deg. and run southerly 200 feet; thence turn an angle of 90 deg. to the right and run westerly 100 feet to the most easterly corner of the common line between Lots 11 and 12 in Block 2 of said Nickerson-Scott Survey; thence turn an angle of 90 deg. to the left and run southerly along the east line of said Block 2 a distance of 175.0 feet; thence turn an angle of 90 deg. to the left and run easterly 25 feet; thence turn an angle of 90 deg. to the right and run southerly 75 feet; thence turn an angle of 90 deg. to the right and run westerly 25 feet to the northeasterly corner of Lots 6 and 7 in said Block 2; thence turn an angle of 90 deg. to the left and run southerly along the east line of said Block 2 a distance of 287.39 feet to a point on the south line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 35, Township 20 South, Range 3 West, which is 485.52 feet west of the southeast corner of said Section 35; thence turn an angle to the left of 97 deg. 58 min. and run east along said south line for 115.33 feet; thence turn an angle to the right of 98 deg. 15 min. and run southerly for a distance of 161.82 feet; thence turn an angle to the right of 81 deg. 45 min. and run westerly 26.58 feet; thence turn an angle to the left of 83 deg. 45 min. and run southerly 100 feet; thence turn an angle to the left of 91 deg. 15 min. and run easterly 36.5 feet; thence turn an angle to the left of 83 deg. 45 min. and run northerly 8.54 feet; thence turn an angle to the right of 92 deg. 43 min. and run easterly 319.13 feet; thence turn an angle of 90 deg. 23 min. to the left and run northerly 274 feet to the

BOOK 287 PAGE 64

southwest corner of said Section 36, Township 20 South, Range 3 West; thence turn an angle of 86 deg. 40 min. to the right and run easterly along the south line of said Section 36 a distance of 100.16 feet; thence turn an angle of 73 deg. 17.5 min. to the left and run northeasterly a distance of 1379.82 feet to a point on the north line of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 36; thence turn an angle of 73 deg. 11.5 min. to the right and run easterly along said north line 369.52 feet; thence turn an angle of 91 deg. 24 min. to the left and run northerly and parallel with the east line of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 36 a distance of 420 feet; thence turn an angle of 91 deg. 24 min. to the right and run easterly 420 feet; to a point on the east line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn an angle of 91 deg. 24 min. to the left and run northerly along said east line a distance of 903.59 feet to the point of beginning; being situated in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36 and the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 35, all in Township 20 South, Range 3 West; the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from the Grantors herein to the Grantees herein, dated May 21, 1973 and recorded in Deed Book 280, Page 831 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, unless otherwise noted above; 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 seals, this 27 day of September, 1974.

Karl Nickerson (Seal)
Karl Nickerson, Executor of the
Estate of K. B. Nickerson, deceased

Karl Nickerson (Seal)
Karl Nickerson

Claire Nickerson (Seal)
Claire Nickerson

Paul Nickerson (Seal)
Paul Nickerson

Lois S. Nickerson (Seal)
Lois S. Nickerson

STATE OF KENTUCKY
COUNTY OF CAMPBELL

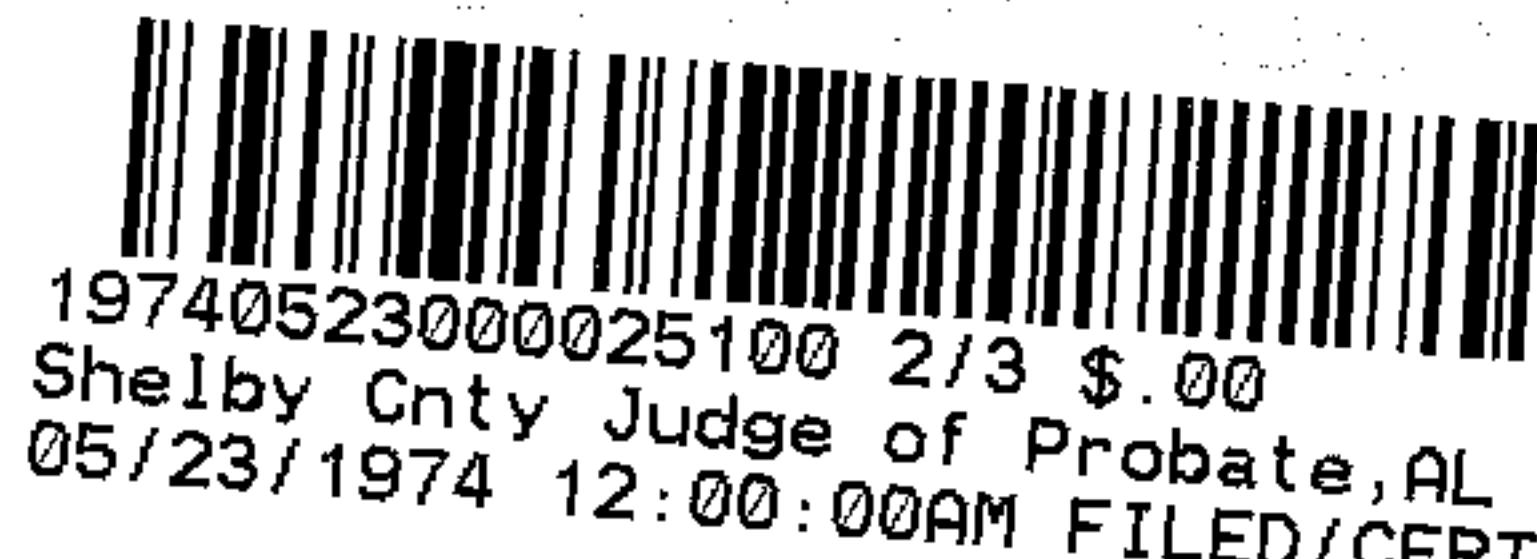
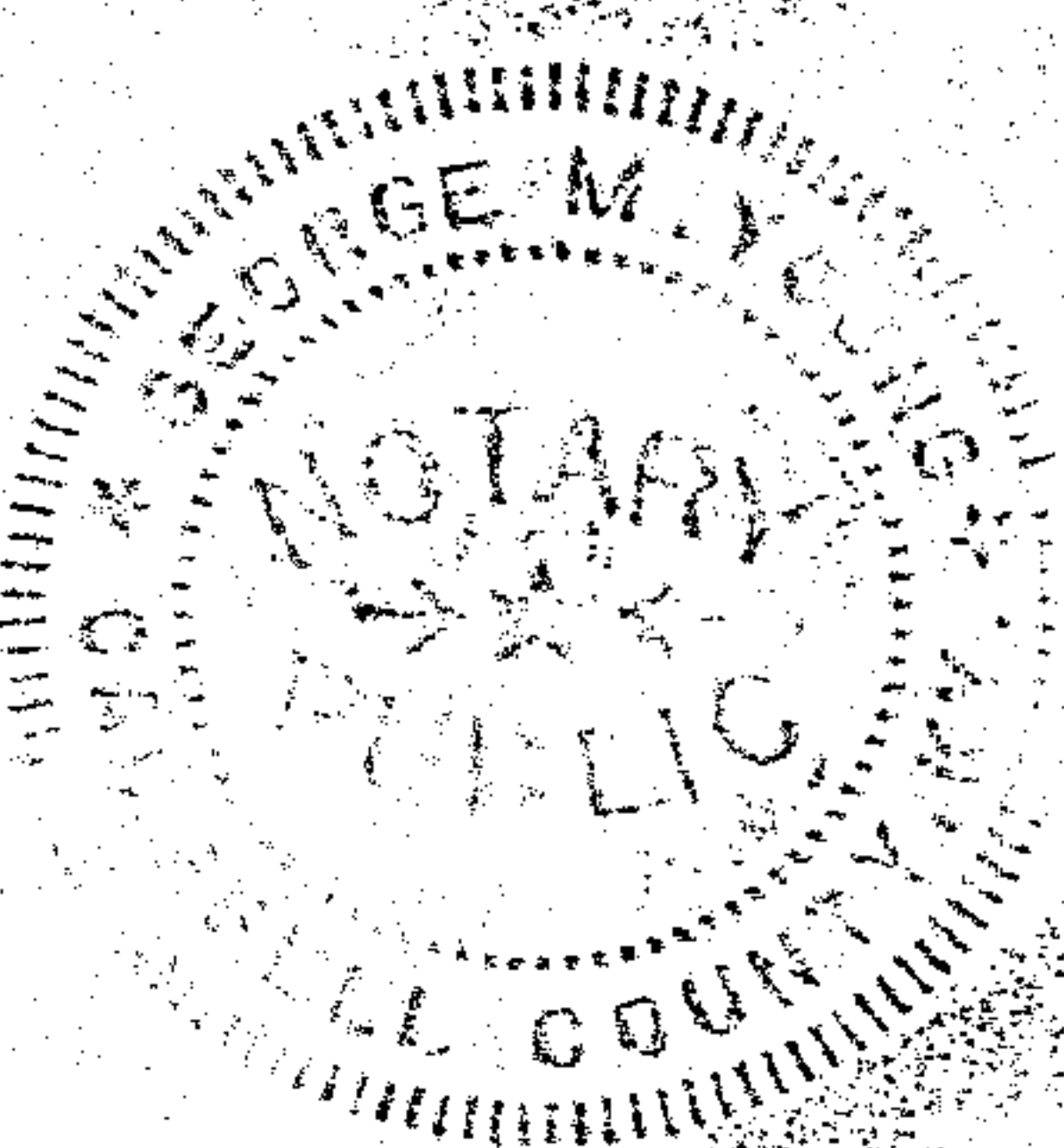
I, George M. Young, a Notary Public in and for said County, in said State, hereby certify that Karl Nickerson, whose name as Executor of the Estate of K. B. Nickerson, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Executor and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal, this the 27 day of September, 1974.

George M. Young
Notary Public - Campbell Co

My Commission expires 2/23/1975

BOOK 287 PAGE 65



STATE OF KENTUCKY
COUNTY OF CAMPBELL

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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27 day of Feb, 1974.

George M. Young
Notary Public

STATE OF Alabama
COUNTY OF Talladega

I, Laurel 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4 day of March, 1974.

Laurel S. Chappell
Notary Public

STATE OF Alabama
COUNTY OF Shelby

I, Alvin N. 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of March, 1974.

Alvin N. Jones
Notary Public



19740523000025100 3/3 \$.00
Shelby Cnty Judge of Probate, AL
05/23/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHALBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAY 23 PM 2:01
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
County of Probate
JUDGE OF PROBATE

BOOK 287 PAGE 66