

This instrument was prepared by

(Name) Karl C. Harrison
Attorney at Law
(Address) Columbiana, Ala. 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES 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 & wife, Rachel Nickerson and Lois S. Nickerson, a widow (herein referred to as grantors) do grant, bargain, sell and convey unto

Walter Motley and Mary Motley

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West and run Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 624.69 feet; thence turn an angle of 115 deg. 20 min. to the right and run Southwesterly 233.75 feet to a point; thence turn an angle of 26 deg. 59 min. to the left and run South a distance of 150 feet to the point of beginning of the lot herein described; thence continue in the same direction South a distance of 303.55 feet to the North right-of-way line of Birmingham-Montgomery 4-lane highway; thence Northwesterly along said highway right-of-way a distance of 101 feet; thence turn an angle of 44 deg. 50 min. to the right and run North 83.81 feet; thence due East a distance of 69.54 feet more or less to the point of beginning.

This deed is executed for the purpose of correcting the defective execution of that certain deed from Karl Nickerson, as Executor of the Estate of K. B. Nickerson to Ossie Lee Allen and Anna Mae Allen dated October 29, 1960, recorded in Deed Book 212, Page 509 in the Probate Office of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
08/26/1974 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this day of March, 1972.

XWITNESS:

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

Lois S. Nickerson (Seal)
Lois S. Nickerson
Paul Nickerson (Seal)
Rachel Nickerson (Seal)
Rachel Nickerson

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

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

Given under my hand and official seal this 22nd day of March, A. D., 1972.

Notary Public.

STATE OF Kentucky
COUNTY OF Campbell

I, MATT N. FRANKLIN, 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 13th day of MARCH, 1972.

Matt N. Franklin
Notary Public
My Commission Expires JUNE 28, 1975

STATE OF Kentucky
COUNTY OF Campbell

I, MATT N. FRANKLIN, 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 13th day of MARCH, 1972.

Matt N. Franklin
Notary Public
My Commission Expires JUNE 28, 1975

STATE OF Alabama
COUNTY OF Talladega

I, Laurna S. Chappell, a Notary Public in and for said County in said State, hereby certify that Paul Nickerson and wife, Rachel 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 20th day of MARCH, 1972.

Laurna S. Chappell
Notary Public

BOOK 288 PAGE 447



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Shelby Cnty Judge of Probate, AL
08/26/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 AUG 26 11:10:34
Laurna S. Chappell
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO Heal

TO

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