

This instrument was prepared by

(Name).....

(Address).....

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Marie Willis, A widow
(herein referred to as grantors) do grant, bargain, sell and convey unto Karl Nickerson

(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:

A parcel of acreage situated in Section 2, Township 21, South, Range 3 West, Shelby County, Alabama, More particularly described as follows: From the Northeast corner of said Section 2, run west along the north line of said section for a distance of 671.98 feet to the east right of way line of U.S. Highway 31, thence turn an angle to the left of 82°-00' and run in a Southwesterly direction along the east right of way of said highway for a distance of 230 feet to a point of beginning, thence turn an angle to the left of 98° -55' and run in an easterly direction for a distance of 282.39 feet, thence turn an angle to the right of 92°-20' and run in a southerly direction for a distance of 13.80 feet, thence turn an angle to the right of 90°-28' and run in a westerly direction for a distance of 282.17 feet, more or less, to the point of beginning.

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Shelby Cnty Judge of Probate, AL
11/06/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 NOV -6 PM 2:51
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this thirty-first day of October, 1974.

WITNESS:
_____(Seal) Marie Willis _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Shelby COUNTY }
I, _____, a Notary Public in and for said County, in said State, hereby certify that Marie Willis, a Widow, whose name _____ 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 has executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 31st day of October, A. D., 1974

Notary Public.