

This instrument was prepared by  
(Name) Linda O. Moore

(Address) 2718 South 19th Place, Birmingham, Alabama 35209

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 Ten Dollars and other good and valuable considerations DOLLARS

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

Karl Nickerson and wife, Claire Nickerson  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Green Valley Homes, Inc.

(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 deg.-00' and run in a south-  
westerly direction along the east right of way of said highway for  
a distance of 138 feet to a point of beginning, thence turn an  
angle to the left of 92 deg.-38' and run in a southeasterly direction  
for a distance of 249.26 feet, thence turn an angle of the left of  
5 deg.-22' and run in an easterly direction for a distance of 23.03  
feet, thence turn an angle to the right of 91 deg.-15' and run in a  
southerly direction for a distance of 77.10 feet, thence turn an  
angle to the right of 90 deg.-38' and run in a westerly direction  
for a distance of 282.47 to a point on the eastern right of way  
line for U. S. Highway #31, thence turn an angle to the right of  
96 deg.-07' and run in a northerly direction along said right of  
way line for a distance of 92 feet to the point of beginning, con-  
taining 0.531 acres more or less.



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Shelby Cnty Judge of Probate, AL  
01/02/1975 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 2nd day of January, 1975

BOOK 290 PAGE 219

STATE OF ALABAMA  
SHELBY COUNTY  
JAN 2 1975  
11:22 AM  
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STATE OF ALABAMA  
Shelby COUNTY }

General Acknowledgment

I, Linda O. Moore, 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 2nd day of January

Linda O. Moore

