

(Name) Harrison and Conwill

Jefferson Land Title Service Co., Inc.

AGENTS FOR

(Address) Columbiana, Alabama 35051

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 352-266

That in consideration of Ten Thousand and No/100 Dollars and other valuable consideration

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

Kathryn T. Nickerson and husband, Paul G. Nickerson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Bobby Gene Bolton and wife, Mary Ruth Bolton

(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:

Lots 17, 18 and 19 in Block 4 according to map of Storrs and Fletchers Survey of E $\frac{1}{2}$  of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 2, Township 24, Range 13 East, Shelby County, Alabama, in the Town of Calera, said map being recorded in the Probate Office of Shelby County, Alabama. Also, The South 15 feet of Lots 1 & 2, Block 4 according map of Storrs and Fletchers Survey as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3 page 42.

Grantors hereby quit-claim, sell and convey the following parcel of land: A vacated alley being more particularly described as: Commence at the point where the southwest corner of Lot 1, Block 4 according to map of Storrs and Fletchers Survey, which is recorded in Map Book 3, Page 42 in Probate Office of Shelby County, Alabama, intersects with Montgomery Highway; thence run east along the south line of Lots 1 and 2, Block 4 to the southeast corner of said Lot 2; thence So. 10 feet; thence E 50 feet; thence So. to NE corner Lot 17; thence West along north line of Lot 17, Block 4 to the east right-of-way line of Montgomery Highway; thence run in a northerly direction along said east right-of-way of said Highway to the point of beginning.

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Shelby Cnty Judge of Probate, AL  
02/16/1976 12:00:00 AM FILED/CERT

DO 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 12<sup>th</sup>

day of February, 1976

WITNESS:

STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
1976 FEB 16 AM 11:49  
INSTRUMENT WAS FILED  
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Cone of Probate

Kathryn T. Nickerson (Seal)  
Kathryn T. Nickerson  
Paul Nickerson (Seal)  
Paul Nickerson (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joener, a Notary Public in and for said County, in said State, hereby certify that Kathryn T. Nickerson and husband, Paul 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 12<sup>th</sup> day of February, A.D. 1976

Martha B. Joener  
Notary Public