

STATE OF ALABAMA)
SHELBY COUNTY)

This Instrument prepared by
Wade H. Morton, Jr., Attorney at Law
South Main Street, P. O. Box 1227
Columbiana, Alabama 35061



19800409000042010 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
04/09/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE and NO/100 (\$1.00) DOLLAR and love and affection for our mother, the Grantee herein, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, we, ALICE JANE NICHOLS, an unmarried woman; JEANNETTE NICHOLS MORGAN and husband, JERRY WAYNE MORGAN; NANCY NICHOLS BENTON and husband, W. H. BENTON, JR.; JOYCE NICHOLS EDMONDSON and husband, STEVEN M. EDMONDSON; and, BRUCE COLLINS NICHOLS, JR., an unmarried man (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto MARY E.^J/NICHOLS, a widow, being the widow of BRUCE C. NICHOLS, deceased (herein referred to as Grantee), all of our undivided one-half ($\frac{1}{2}$) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

That part of Lots numbered 1, 2, 3 and 4, of Block 259, according to J. H. Dunstan's Map of the Town of Calera, described as follows: Begin at the Southwest corner of said Lot No. 1, which point of beginning is also the point where the North line of 21st Avenue intersects the East line of 14th Street; thence run in an Easterly direction along the South line of said Lot No. 1, which line is also the North line of 21st Avenue, for a distance of 145 feet to a point; thence run in a Northwesterly direction across said Lots number 1, 2, 3 and 4, for a distance of 250 feet, more or less, to a point on the East line of said 14th Street, which point is also the Northwest corner of said Lot No. 4; and thence run in a Southerly direction along the West side of said lots numbered 4, 3, 2 and 1, which is also along the East line of 14th Street, for a distance of 192 feet to the point of beginning. Said real estate being a residential lot and dwelling house situated in the City of Calera, Shelby County, Alabama, and lying North of 21st Avenue and East of 14th Street.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

The Grantors herein constitute all of the heirs at law of Bruce C. Nichols, deceased, as shown by separate affidavit recorded simultaneously herewith in the Office of the Judge of Probate of Shelby County, Alabama.

And we do for ourselves and for our heirs, executors, and

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administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said interest in said premises hereby conveyed; that they are free from all encumbrances; 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 Grantee her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 31st day of March, 1980.

GRANTORS:

19800409000042010 Pg 2/2 .00
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Jeannette Nichols Morgan (SEAL) Joyce Nichols Edmondson (SEAL)
Jeannette Nichols Morgan Joyce Nichols Edmondson

Jerry Wayne Morgan (SEAL) Steven M. Edmondson (SEAL)
Jerry Wayne Morgan Steven M. Edmondson

Nancy Nichols Benton (SEAL) Alice Jane Nichols (SEAL)
Nancy Nichols Benton Alice Jane Nichols

W. H. Benton, Jr. (SEAL) Bruce Collins Nichols, Jr. (SEAL)
W. H. Benton, Jr. Bruce Collins Nichols, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alice Jane Nichols, an unmarried woman; Jeannette Nichols Morgan and husband, Jerry Wayne Morgan; Nancy Nichols Benton and husband, W. H. Benton, Jr.; Joyce Nichols Edmondson and husband, Steven M. Edmondson; and, Bruce Collins Nichols, Jr., an unmarried man, 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 31st day of March, 1980.

1980 APR -9 AM 9:13

Shelby County Judge of Probate

Notary Public
Notary Public, State of Alabama at Large
My Commission Expires July 16, 1984