

STATE OF ALABAMA }
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
 or we, Judith B. Nikoden, an unmarried female

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles S. Nikoden, an unmarried male
 (herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 13, Block 5, according to the survey of Applecross, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record, including restrictions contained in Misc. Volume 10, Page 557; Misc. Volume 10, Page 515; Misc. Volume 13, Page 154; and Misc. Volume 17, Page 183, in the Probate Office of Shelby County, Alabama.

This Deed is given pursuant to the terms of the Marital Settlement Agreement between the Parties in Case No. DR-81-063, of the Circuit Court of Shelby County, Alabama.

(Value of Equity is One Thousand and No/100 Dollars (\$1,000.00))

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 18th day of February, 1981.

STATE OF ALA. SHELBY CO.
 Deed Tax 1.00 I CERTIFY THIS (Seal)
 Recd 1.50 DOCUMENT WAS FILED
 Paid 1.00
 350 1981 FEB 19 AM 10:25 (Seal)
Thomas A. Shanden, Jr. (Seal)
 JUDGE OF PROBATE

Judith B. Nikoden (Seal)
 Judith B. Nikoden
 (Seal)
 (Seal)

STATE OF ALABAMA }
 SHELBY COUNTY }
 General Acknowledgment
 I, Amy Dean Caudle, a Notary Public in and for said County, in said State, hereby certify that Judith B. Nikoden 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 18th day of February, A. D., 1981.
Amy Dean Caudle
 Notary Public