

CIRCUIT COURT, IN EQUITY

CIVIL ACTION NO. CV 82-156(E)

BE IT KNOWN TO ALL WHOM IT MAY CONCERN:

That, whereas, at a sale made by the Register of Circuit Court, in Equity, at Columbiana, Alabama under a decree of the Circuit Court, In Equity, of said County, in the cause of Alta V. Nichols Gay and David Nichols, as Plaintiffs

against Ann Johnson, Jane Farrer, Helen Nichols, Mark Nichols, Marie Nichols, a minor, and Susan Nichols, a minor, as Defendants

rendered on, to-wit, October 21, 1982, by said Court, said sale having been made by the undersigned Register in strict compliance of said Decree at private sale on November 10, 1982, to J. C. Rotenberry and wife, Dorothy J. Rotenberry (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, at and for the cash price of \$24,600.00, and said GRANTEES, at

said sale, became the purchaser of the real estate hereinafter described, at the sum of Twenty-four Thousand, Six Hundred & no/100 (\$24,600.00) Dollars.

Now, therefore, in consideration of the premises, and of the full payment to me of the purchase money aforesaid, the receipt whereof is hereby acknowledged, and pursuant to a subsequent decree of said Court entered in said cause on the 7th day of November, 1982, ratifying, approving and confirming said sale and ordering and directing the execution of this deed, I, Kyle Lansford, Register of the Circuit Court of Shelby County, Alabama, in Equity, in said County, by virtue of the authority in me vested by said decree of said Court, have sold and conveyed, and by these presents do hereby bargain, sell, and convey, unto the said GRANTEES, J. C. Rotenberry and wife, Dorothy J. Rotenberry, 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 all the right, title, and interest of the said Alta V. Nichols Gay, David Nichols, Ann Johnson, Jane Farrer, Helen Nichols, Mark Nichols, Marie Nichols, a minor, and Susan Nichols, a minor, and of each and all the parties to this suit, in and to the following described real estate situated in Shelby County, Alabama:

Part of Lot 24 according to the Survey of Wilson Subdivision No. 1, as recorded in Map Book 3, page 62, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of said lot 24, thence South along the East line thereof a distance of 157.0 feet; thence right at an angle of 61 deg. run a distance of 47.0 feet; thence right at an angle of 73 deg. 40' run a distance of 226.3 feet; thence right at an angle of 74 deg. run a distance of 15.4 feet to an iron stake; thence turn right at an angle of 59 deg. 45' and run along the North line of said Lot a distance of 190.5 feet to the point of beginning.

Also, a certain parcel of land situated in the NE 1/4 of the SW 1/4 of Section 3, Township 24 North, Range 12 East. Begin at the center of said Section 3 and run thence South 42 deg. 15' West 660 feet; thence North 5 deg. 15' West 50 feet; thence South 50 deg. 15' West 47 feet to point of beginning; thence South 42 deg. 15' West 70 feet; thence North 48 deg. West 200 feet; thence North 21 deg. 30' East 74.5 feet to pipe by long post corner of J. C. Nichols; thence South 48 deg. East 226.3 feet to point of beginning and containing 0.344 acre, more or less. Survey by J. R. McMillen, Reg. No. 419.

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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, together with every contingent remainder and right of reversion.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Circuit Court, In Equity at office, this 17 day of November, 19 82

*Kyle Lansford*  
Register in Circuit Court, In Equity

The State of Alabama, SHELBY County

I, the undersigned, a Notary Public

in and for said County in said State, hereby certify that Kyle Lansford

whose name as Register of the Circuit Court In Equity 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, he, in his capacity as such Register of the Circuit Court In Equity, executed the same voluntarily on the day the same bears date.

Given under my hand this the 17 day of November, 19 82

*Julia M. Davenport*  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1982 NOV 17 AM 10:48

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

Deed TAX 25.00  
Rec 3.00  
Jud 1.00  
29.00