

562

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Thousand Dollars (\$10,000.00), cash in hand paid by Charlotte W. Poe to The First National Bank of Birmingham as Trustee u/w/o W. G. Nichols, deceased; Henry L. Nichols, Jr. and wife, Sandra F. Nichols; Fred A. Nichols and wife, June S. Nichols; Joan Nichols Alexander and husband, Wilson M. Alexander (hereinafter called Grantors), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Charlotte W. Poe (hereinafter called Grantee), the following-described real estate located in Shelby County, Alabama to wit:

BOOK 345 PAGE 126

All lying north of road and railroad in Blocks 110 and 111;
Lots 1 through 8 and 25 through 30 in Block 112;
Lots 1 through 11 and 25 through 32 in Block 113;
All of Block 114;
All lying West of Newton's Creek in Block 115;
All located in Dunston's map of Calera as recorded in
Deed Book 3, Page 115 in the Probate Office of Shelby County, Alabama
at Columbiana, Alabama, Less Power Company Easement to Lot 11
and north 5 feet of Lot 10, Block 113

It is the Grantors intent to convey to Grantee all their interest in property in Blocks 110 through 115 of Dunston's Map of Calera whether or not said interest is accurately described therein.

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

It is specifically understood that the Grantors have executed this conveyance subject to:

1. Ad valorem taxes for the year 1983, which said taxes are not due or payable until October 1, 1983.
2. Encroachments, variation in area or in measurements, boundary line disputes, roadways, alleys, building restrictions and zoning and matters not of record, including lack of access, which would be disclosed by an accurate survey and inspection of the property.
3. Alabama Power Company Easement on Lots 10 and 11, Block 113.
4. Any part of subject property, if any, included in a graveyard or any rights in connection therewith.

This instrument is executed without warranty or representation of any kind on part of The First National Bank of Birmingham as Trustee u/w/o W. G. Nichols, deceased; expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by The First National Bank of Birmingham and not specifically excepted herein.

Henry L. Nichols, Jr. and wife, Sandra F. Nichols; Fred A. Nichols and wife, June S. Nichols; Joan Nichols Alexander and husband, Wilson M. Alexander do themselves and for their heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

Charlotte W. Poe
3077 Whispering Pine Cir
Birmingham 35226

The instrument is executed by the Trustee hereinbefore named solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on its part in its individual or corporate capacity, and it expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, THE FIRST NATIONAL BANK OF BIRMINGHAM as Trustee u/w/o W. G. Nichols, deceased; Henry L. Nichols, Jr. and wife, Sandra F. Nichols; Fred A. Nichols and wife, June S. Nichols; Joan Nichols Alexander and husband, Wilson M. Alexander, have caused this conveyance to be executed in their name and on their behalf in their capacity as hereinbefore stated on this the 10 day of Feb., 1983.

THE FIRST NATIONAL BANK OF BIRMINGHAM,
Birmingham, Alabama, as Trustee u/w/o
W. G. Nichols, deceased.

ATTEST:

Stephen H. Holland
Forestry Officer

BY:

Henry A. Long Jr.
Senior Vice President and Trust Officer

Henry L. Nichols, Jr.
Henry L. Nichols, Jr.

Sandra F. Nichols
Sandra F. Nichols

Fred A. Nichols
Fred A. Nichols

June S. Nichols
June S. Nichols

Joan Nichols Alexander
Joan Nichols Alexander

Wilson M. Alexander
Wilson M. Alexander

(STATE OF ALABAMA)

(JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Henry A. Long, Jr. and Steve Holland, whose names as Senior Vice President and Trust Officer and Forestry Officer, respectively, of The First National Bank of Birmingham, a corporation as Trustee u/w/o W. G. Nichols, deceased, 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 said conveyance, they as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in the capacity as Trustee as aforesaid.

1983.

Given under my hand and official seal this 10th day of February, 1983.

Patricia E. Brown
Notary Public

My Commission Expires: 7-21-84

Florida
(STATE OF ~~ALABAMA~~)
(*Chalsona* COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Henry L. Nichols, Jr. and wife, Sandra F. Nichols, 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, 1983.

Deed tax
10⁰⁰
Rec 7⁰⁰
Ind 1⁰⁰
18⁰⁰
1983 FEB 14 PM 3:06
I CERTIFY THIS INSTRUMENT WAS FILED
JUDGE OF PROBATE

Eva L. Willard
Notary Public
My Commission Expires: 4-10-86

BOOK 345 PAGE 128

(STATE OF ALABAMA)
(JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred A. Nichols and wife, June S. Nichols, 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of February, 1983.

Marie G. Chepp
Notary Public
My Commission Expires: Jan. 20, 1985

Notary Public, Alabama State of La
My Commission Expires January 20, 1985
Bonded by Western Surety

(STATE OF ALABAMA)
(*Shelby* COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joan Nichols Alexander and husband, Wilson M. Alexander, 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, have executed the same voluntarily on the same bears date.

Given under my hand and official seal this 31st day of January, 1983.

Janice E. Culver
Notary Public
My Commission Expires: 7-16-83