

SEND TAX NOTICE TO:

(Name) Nicon, Inc.

(Address) Alabaster, Alabama

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This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHT THOUSAND AND NO/100 (\$8,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, W. A. Henke, a widower

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

Nicon, Inc.

(herein referred to as grantees, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:
Parcel 14-B A parcel of Land in the SE $\frac{1}{4}$ -NE $\frac{1}{4}$, Sec. 13, Twp. 24-N, R-15-E, Shelby County, Alabama, also being situated in Lacoosa Estates Subdivision, a recorded plat of the same on record in the office of the Judge of Probate, said county and state, in Map Book 5 at page 35, the relationship of said subdivision and the lots therein shown on said map, commence at the NE corner of Lot 26, said subdivision, and run East along the south R.O.W. line of a public chert road in a continuation of the north line of said lot 26, 100 feet to the beginning point of subject lot; from said point, continue said course 100 feet to the NW corner of Lot 20, said subdivision; thence deflect right 90 degrees and run south and parallel to the east line of lot 26, 170 feet to a point on the north bank of canal; thence deflect right 90 degrees and run west and parallel to the north lot line 100 feet; thence deflect right 90 degrees and run North and parallel to said lot line 170 feet to the beginning point, containing 0.39 of an acre, more or less.

Subject to easements and rights of way of record.

Subject to said restrictions as recorded in the Probate Office of Shelby County, Alabama in Deed Book 254, page 16 and 17.

Also, subject to the following restriction:

There shall be no boat house or other buildings constructed thereon which will project or extend past the present water line or extend out into said water from the water line. Said owner of said lot shall have the right, however, to construct a pier, the design of which to be approved by the grantor, or his successors and assigns, extending into said water and water line in such a manner as to not obstruct navigation on said water to and from other boat houses and piers located in said subdivision.

TO HAVE AND TO HOLD to the said grantees, 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 24th day of February, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

(Seal)

INSTRUMENT WAS FILED

1984 MAR -5 AM 9-10

(Seal)

JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy G. Henke, as Attorney in Fact for W. A. Henke 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 he in his capacity as such executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, D., 1984.

Lancei Brasher

BOOK 353 PAGE 652

Deed Tax 8.00
Sec 1.50
Prod 1.00
10.50