

This instrument was prepared by

This Form furnished by:

(Name) R. C. Bolton, Jr.  
609 Devon Drive  
 (Address) Birmingham, AL 35209

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
 Pelham, Alabama 35124  
 Phone (205) 988-5600  
 Policy Issuing Agent for  
 SAFECO Title Insurance Company

**WARRANTY DEED**

STATE OF ALABAMA }  
 Shelby COUNTY }

2,000.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of one dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
 or we,

Reginal C. Bolton, Jr. and spouse Elizabeth C. Bolton

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

/ Nicon, Incorporated

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

Shelby County, Alabama, to-wit:

see attached legal description (Exhibit A)

Subject to easements and restrictions of record.

Grantor may reacquire the above described real estate for a one dollar consideration upon any of the following conditions: 1) The grantor's pending State Bond money is denied, 2) Grantor's obligations under the sales contract with grantee dated December 11, 1984 for improvements on the above described real estate are fulfilled, 3) Failure of grantee to fulfill its obligations under the above mentioned sales contract in a timely manner to meet the April 19, 1985 deadline for closing the above mentioned state bond money loan, 4) Breach of above mentioned sales contract by grantee. The preceeding sentence notwithstanding, grantee may mortgage the above described real estate provided the proceeds of any such mortgage are used to finance the improvements specified in the above mentioned sales contract.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this Tenth  
 day of January, 1985

(SEAL)

R. C. Bolton, Jr.

(SEAL)

(SEAL)

Elizabeth C. Bolton

(SEAL)

(SEAL)

(SEAL)

STATE OF Ala  
Jefferson COUNTY }

General Acknowledgment

I, Kenneth L. Tatein said State, hereby certify that R.C. and Elizabeth C Bolton

a Notary Public in and for said County.

whose name(s) signed to the foregoing conveyance, and who  
 that, being informed of the contents of the conveyance,

known to me, acknowledged before me on this day,  
 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of Jan A.D. 1985

717 First St. N.  
A. Labaster, AL 35007  
 Form Ala. 30



Exhibit A

Legal Description

Commence at the S.E. corner of the S.W. 1/4 of the S.W. 1/4 of Section 1, T.S. 19S, 31W, Shelby County, Alabama and run thence Northerly along the East line of said quarter-quarter a distance of 432.0' to a point on the Northwest right of way line of Shelby County Highway No. 43, Thence turn an angle of 70 degrees 38 Minutes 02 Seconds to the Left and run Northwesterly a distance of 473.42' to the point of beginning of the property being described, Thence turn an angle of 15 Degrees 21 Minutes 10 Seconds to the left and run Westerly a distance of 60.0' to a steel pin, Thence turn an angle of 59 Degrees 56 Minutes 35 Seconds Left and run Southwesterly a distance of 237.80' to a steel pin corner, Thence turn an angle of 90 Degrees 0 Minutes Left and run Southeasterly a distance of 180.85' to a steel pin corner, Thence turn an angle of 89 Degrees 38 Minutes 17 Seconds Left and run Northeasterly a distance of 193.17' to a steel pin corner on the West edge of a 30' wide access easement, Thence turn an angle of 60 Degrees 28 Minutes 33 Seconds Left and run Northwesterly along the said West edge of said access easement a distance of 150.0' to the point of beginning, containing 1.0 acre.

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

1985 JAN 16 AM 8:32

JUDGE OF PROBATE

Deed Tax	2.00
Rec	5.00
Ind	1.00
	<hr/> 8.00