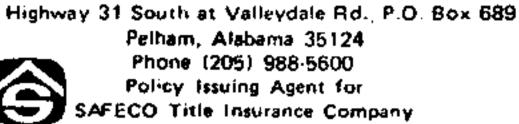
This Form furnished by:

Cahaba Title. Inc.



## This instrument was prepared by

(Name) R. C. Bolton, Jr. 609 Devon Drive

(Address) Birmingham, AL 35203

that, being informed of the contents of the conveyance,

717 First St. N. A laborter, Al 35007

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WARRANTY DEED			
STATE OF ALABAMA	2,000.00		
Shelby COUNTY	KNOW ALL MEN BY THESE PRESENTS:		
That in consideration of one dollar	1717 B 777 B		
to the undersigned grantor (whether one or more or we,	e), in hand paid by the grantee herein, the receipt whereof is acknowledged,		
Reginal C. Bolton, Jr. and spor	ase Elizabeth C. Bolton		
(herein referred to as grantor, whether one or m	ore), grant, bargain, sell and convey unto		
/ Nicon, Incorporated			
(herein referred to as grantee, whether one or m	ore), the following described real estate, situated in		
	Shelby County, Alabama, to-wit:		
see attached legal description	(Exhibit A )		
Subject to easements and restr	·		
¥ •	e described real estate for a one dollar consider-		
	g conditions: 1) The grantor's pending State Bond		
	bligations under the sales contract with grantee provements on the above described real estate are		
7 fulfilled: 3) Railure of ecant	ee to fulfill its obligations under the above men-		
	ely manner to meet the April 19, 1985 deadline .		
for closing the above mentione	d state bond money loan, 4) Breach of above men-		
	ee. The preceeding sentence not withstanding,		
, , , , , , , , , , , , , , , , , , , ,	described real estate provided the proceeds of		
any such mortgage are used to	finance the improvements specified in the above		
mentioned sales contract.			
<b>基</b>	•		
TO HAVE AND TO HOLD to the said grantee,	his, her or their heirs and assigns forever.		
•	(our) heirs, executors and administrators, covenant with said grantee. his.		
	lawfully seized in fee simple of said premises; that they are free from all en-		
will, and my (our) heirs, executors and administr heirs and assigns forever, against the lawful clair	(we) have a good right to sell and convey the same as aforesaid; that I (we) ators shall warrant and defend the same to the said grantee, his, her or their as of all persons.		
IN WITNESS WHEREOF, I (we) have hereunts	Tenth o set my (our) hand(s) and seal(s) this		
day of January			
- o *			

cumbrances, unless otherwise stated a	bove; that I (we) have a good nd administrators shall warra	n fee simple of said premises; that they are free from all en- right to sell and convey the same as aforesaid; that I (we) nt and defend the same to the said grantee, his, her or their
IN WITNESS WHEREOF, I (we)	have hereunto set my (our) h	Tenth and scal(s) this
day ofJanuary	19.22	
•		BAL A
······································		R.C. Bolton, Jr
*		Elizabeth C. Bolton
	(SEAL)	(SEAL)
STATE OF Ala.	COUNTY	General Acknowledgment
in said State, hereby certify that R		a Notary Public in and for said County.
whose name(s) signed to the	foregoing conveyance, and who	known to me, acknowledged before me on this day,

executed the same voluntarily on the day the same bears date.

My Commission Expires December 1, 1985

## 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, RIW, 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 oint 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 50.0' to a steel pin, Thence turn an angle of 59 Degrees 56 Kinutes 35 Seconds Left and run Southwesterly a distance of 237.80' to a steel pin corner, Thence turn an angle of 90 Degrees O 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 Northeasterlya distance of 193.17' to a steel , in corner on the West edge of a 30' wide access easement, Thence turn an angle of 60 Degrees 28 Minutes 33Seconds Left and run Northwesterly along the said West edge of said access easement a distance of 150.0' to the joint of beginning, containing 1.0 acre.

STATE OF ALA, SHELSY CO.
INSTRUMENT WITE FILED
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