

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Joyce S. Baggett
(Address) 3436 Indian Lake Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Nine Thousand and no/100ths-----\$149,000.00 DOLLARS

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

Harold C. Nickerson and wife, Karen B. Nickerson

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

Joyce S. Baggett

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

Shelby

County, Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$ 50,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst. # 1998-02984

01/29/1998-02984
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 112.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 26th
day of January, 19 98.

(Seal)

(Seal)

(Seal)

Harold C. Nickerson (Seal)
Harold C. Nickerson

Karen B. Nickerson (Seal)
Karen B. Nickerson

(Seal)

STATE OF ~~ALABAMA~~ GEORGIA

DeKalb County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen B. Nickerson, a married woman, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of January, 19 98

April 22, 2001
My Commission Expires:

Carolyn S. Phillips
Notary Public

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Harold C. Nickerson, a married man 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 executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS ^{27th} ~~28th~~ DAY OF JANUARY, 1998.

My Commission Expires:

Notary Public

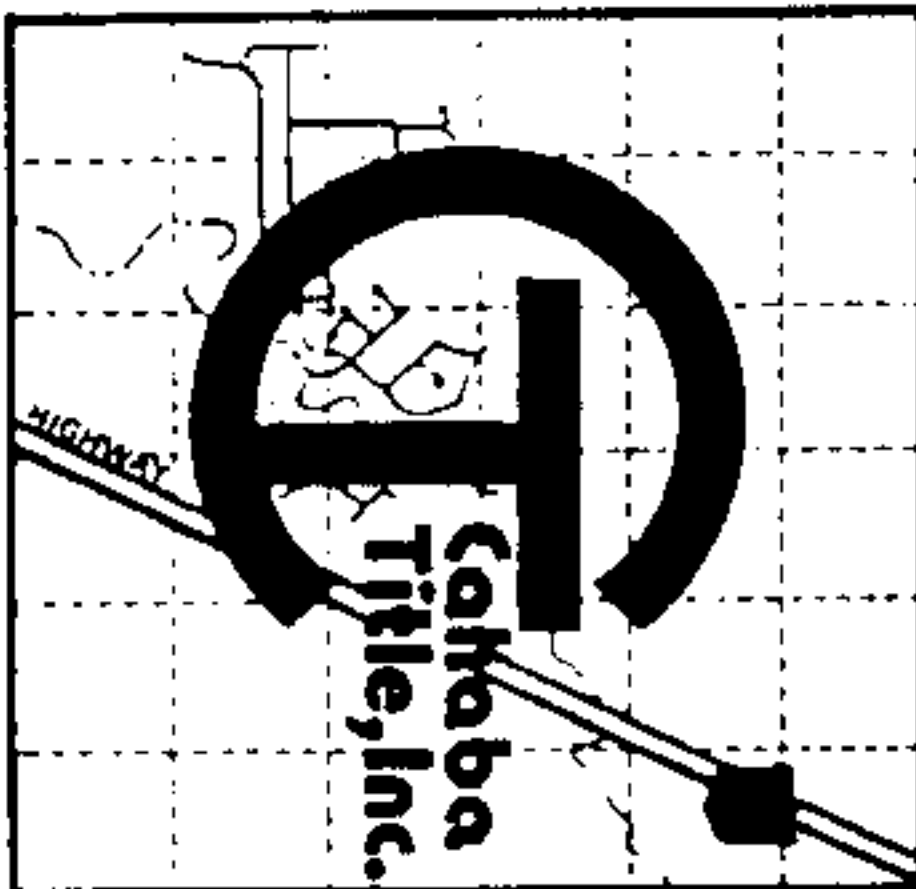
NOTARY PUBLIC
H. C. NICKERSON
3/3/98

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$ \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE
1900 Indian Lake Drive
Birmingham, Alabama 35244
(205) 988-5600

EASTERN OFFICE

1100 East Park Drive, Suite 302
Birmingham, Alabama 35235
(205) 833-1571

Exhibit "A"

A parcel of land situated in Section 36, Township 19 South, Range 3 West, and being more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, run South 89 degrees 59 minutes 00 seconds East a distance of 263.00 feet; thence North 10 degrees 54 minutes 00 seconds East a distance of 258.71 feet; thence North 68 degrees 03 minutes 00 seconds East a distance of 187.85 feet; thence North 56 degrees 17 minutes 00 seconds West a distance of 128.00 feet; thence North 33 degrees 43 minutes 00 seconds East a distance of 293.00 feet to the point of beginning; thence run South 56 degrees 17 minutes 00 seconds East a distance of 120.00 feet; thence North 08 degrees 00 minutes 30 seconds East a distance of 29.90 feet; thence North 04 degrees 03 minutes 00 seconds East a distance of 82.82 feet to the point of beginning of a curve to the right, said curve having a radius of 199.36 feet, central angle of 24 degrees 29 minutes 00 seconds; thence continue along arc of said curve a distance of 85.19 feet, said arc being subtended by a chord which bears North 16 degrees 17 minutes 30 seconds East a chord distance of 84.54 feet; thence North 28 degrees, 32 minutes 00 seconds East a distance of 59.34 feet to the beginning of a curve to the left, said curve having a radius of 99.23 feet central angle of 38 degrees 35 minutes 00 seconds; thence continue along arc of said curve a distance of 66.85 feet, said arc being subtended by a chord which bears North 09 degrees 14 minutes 30 seconds East a chord distance of 65.60 feet; thence South 59 degrees 12 minutes 00 seconds West a distance of 151.00 feet to the beginning of a curve to the left, said curve having a radius of 377.82 feet, central angle of 11 degrees 19 minutes, 00 seconds; thence continue along arc of said curve a distance of 74.62 feet; said arc being subtended by a chord which bears South 53 degrees 32 minutes 30 seconds West a chord distance of 74.50 feet; thence South 47 degrees 53 minutes 00 seconds West a distance of 57.80 feet; thence South 31 degrees 48 minutes 23 seconds West (S 42 deg. 11 min. 00 sec. W. deed) a distance of 35.35 feet (32.32 feet Deed); thence South 56 degrees 17 minutes 00 seconds East (South 74 degrees 11 min. 37 sec. E. Deed) a distance of 95.00 feet to The Point of Beginning.

Situated in Shelby County, Alabama.

H. C. N.

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