

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, HAROLD D. NICHOLS, a married man, the Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to him by JASON B. NICHOLS, the Grantee, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, the following described lot or parcel of land, lying and being in the County of Shelby, State of Alabama, to-wit:

Begin at the Northwest corner of the SE1/4 of the SE1/4 of Section 32, Township 20 South, Range 3 West and run easterly along the North side of said 1/4-1/4 Section for 315.65 feet; thence turn an angle of 88 degrees 18 minutes 45 seconds to the right and run southerly for 472.10 feet to the point of beginning; then turn an angle of 91 degrees 41 minutes 15 seconds to the right and run westerly for 285.72 feet; then turn an angle of 91 degrees 40 minutes 42 seconds to the left and run southerly for 115.65 feet, more or less, to a point on the north boundary of gravel road; thence run easterly along northerly boundary of said gravel road a distance of 287.10 feet, more or less, to an iron pin; thence run north 115.18 feet to the point of beginning.


The property described above and conveyed herein comprises no part of the homestead of the Grantor and his spouse.

RESERVING AND EXCEPTING THEREFROM, HOWEVER, UNTO GRANTOR THE FULL USE, CONTROL, INCOME, AND POSSESSION OF THE PROPERTY FOR AND DURING HIS NATURAL LIFE.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said Grantee, and unto his heirs and assigns forever.

AND THE UNDERSIGNED Grantor, for himself, his heirs and assigns, does hereby, and in consideration of the premises, warrants and will forever defend the title to the above described and hereby granted premises unto the said Grantee, his heirs and assigns, from and against himself, and all persons claiming or holding under him, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that he is seized in fee thereof; that he has a good and lawful right to sell and convey the same, as aforesaid; and that the same is free and clear of all liens and encumbrances, except the lien for taxes due for the current year, and subsequent years; and also excepting the easements and restrictions of record in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, I, the said Grantor, have hereunto set my hand and seal on this the 29th day of January, 1999.

 (SEAL)  
Harold D. Nichols

STATE OF ALABAMA )

COUNTY OF MADISON )

08/03/1999-32471  
01:11 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CMH 9.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harold D. Nichols, 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 the same bears date. GIVEN under my hand and seal on this the 29th day of January, 1999.

  
Notary Public  
My Commission Expires 10/20/2002

THIS INSTRUMENT PREPARED BY:

Paul L. Milliron, Attorney, P. O. Box 307, Huntsville, Alabama 35804