

20120131000036940 1/3 \$98.00
Shelby Cnty Judge of Probate, AL
01/31/2012 01:27:46 PM FILED/CERT

Send Tax Notice to:
Henry L. Nichols, Jr.
P.O. Box 460
Ft. Walton Beach, FL 32549

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

GENERAL WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Love and affection, and One and no/100 Dollar (\$1.00) and other good and valuable consideration**, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the undersigned, **HENRY L. NICHOLS, JR., a married man**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, my sons, **RUSSELL K. NICHOLS and DALE E. NICHOLS** (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

An undivided one-third (1/3) interest in and to the following property:

Tract #1:

Commence at a corner in place being the Southeast corner of Lot No. 5 of Block No. 1 of the Nichols Addition to Columbiana as shown by map of said subdivision on record in the office of the Judge of Probate of Shelby County, Alabama, in Plat Book 3 at Page 74, said point being located on the Northerly right-of-way line of Sterrett Street as now located; thence proceed North 88 degrees 06 minutes 13 seconds West along the Northerly right-of-way line of said street for a distance of 150.0 feet to a corner in place being the Southeast corner of Lot No. 8 of Block No. 1 of said subdivision, said point being the point of beginning. From this beginning point continue North 88 degrees 06 minutes 13 seconds West along the Northerly right-of-way line of said street for a distance of 201.14 feet to a point on the Westerly boundary of a dirt road; thence proceed North 45 degrees 23 minutes 53 minutes West along the Westerly boundary of said dirt road for a distance of 25.51 feet; thence proceed North 23 degrees 57 minutes 48 seconds West along the Westerly boundary of said dirt road for a distance of 67.60 feet; thence proceed North 06 degrees 55 minutes 57 seconds West along the Westerly boundary of said dirt road for a distance of 80.22 feet; thence proceed North 14 degrees 29 minutes 41 seconds West along the Westerly boundary of said dirt road for a distance of 32.25 feet; thence proceed South 85 degrees 27 minutes 34 seconds West along the North boundary of Parcel No. 1 as shown by deed on record in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 176 at Pages 661-663 for a distance of 68.88 feet to a point on the Southerly right-of-way line of Alabama Highway 25 By-pass; thence proceed North 55 degrees 11 minutes 27 seconds East along the Southerly right-of-way line of said highway for a distance of 305.44 feet; thence proceed North 60 degrees 21 minutes 10 seconds East along the Southerly right-of-way line of said highway for a distance of 233.10 feet; thence proceed North 64 degrees 35 minutes 31 seconds East along the Southerly right-of-way line

of said highway for a distance of 211.06 feet; thence proceed South 01 degrees 09 minutes 27 seconds West for a distance of 128.74 feet to a corner in place; thence continue South 01 degrees 09 minutes 27 seconds West for a distance of 110.05 feet to a corner in place; thence proceed South 88 degrees 00 minutes 17 seconds East for a distance of 68.74 feet; thence proceed South 04 degrees 09 minutes 33 seconds West for a distance of 19.90 feet to a point on the Southerly right-of-way line of Virginia Street (Vacated Deed Book 266 at Page 725), said point also being the Northeast corner of Lot No. 24 of Block No. 1 of the aforementioned Nichols Addition to Columbiana; thence proceed North 88 degrees 06 minutes 13 seconds West along the Southerly right-of-way line of said vacated street and along the Northerly boundary of Block No. 1 of said subdivision for a distance of 209.98 feet to the Northwest corner of Lot No. 21 of Block No. 1 of said subdivision; thence proceed South 02 degrees 24 minutes 17 seconds West along the West boundary of said Lot No. 21 of Block No. 1 for a distance of 123.28 feet to a corner in place; thence proceed North 88 degrees 06 minutes 13 seconds West for a distance of 150.0 feet to a corner in place being located on the East boundary of Lot No. 17 of Block No. 1 of said subdivision; thence proceed South 02 degrees 24 minutes 17 seconds West along the East boundary of said Lot No. 17 of Block No. 1 of said subdivision, the prolongation of said East boundary of said lot and along the East boundary of Lot No. 8 of Block No. 1 of said subdivision for a distance of 200.0 feet to the point of beginning.

The above described land being a part of Lots No. 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of Block No. 1; part of Lot No. 1 of Block No. 4, part of Lots No. 1, 2, 3, 4, 5, 6, 7 and 8 of Block No. 2 of said subdivision and other property and being located in the South one-half of the Southeast one-fourth of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, and contains 3.68 acres.

According to survey dated April 15, 1997, of R. Edward Gilliland, Ala. Reg. No. 15919.

Tract #2:

Commence at a corner in place being the Southeast corner of Lot No. 5 of Block No. 1 of the Nichols Addition to Columbiana as shown by map of said subdivision on record in the office of the Judge of Probate of Shelby County, Alabama, in Plat Book 3 at Page 74, said point being located on the Northerly right-of-way line of Sterrett Street as now located; thence proceed North 02 degrees 24 minutes 17 seconds East along the East boundary of said Lot No. 5 of Block No. 1, the prolongation of said East boundary of Lot No. 5 and along the East boundary of Lot No. 20 of Block No. 1 of said subdivision for a distance of 343.28 feet; thence proceed South 88 degrees 06 minutes 13 seconds East for a distance of 141.85 feet to a corner in place; thence proceed North 01 degrees 09 minutes 27 seconds West for a distance of 110.05 feet to a corner in place, said point being the point of beginning. From this beginning point continue North 01 degrees 09 minutes 27 seconds East for a distance of 128.74 feet to a point on the Southerly right-of-way line of Alabama Highway 25 By-Pass; thence proceed North 66 degrees 03 minutes 02 seconds East along the Southerly right-of-way line of said highway for a distance of 505.06 feet to the flare back of said highway; thence proceed South 55 degrees 58 minutes 14 seconds East along the flare back of said highway for a distance of 53.31 feet to a point on the Westerly right-of-way line of Main Street; thence proceed South 01 degrees 49 minutes 03 seconds West along the Westerly right-of-way line of said Main Street for a distance of 322.05 feet to a corner in place; thence proceed North 87 degrees 55

minutes 53 seconds West for a distance of 498.46 feet to the point of beginning.

The above described land being a part of Virginia Street, Gum Street and an unnamed street as shown on the Nichols Addition to Columbiana plat as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 3 at Page 74 and being located in the Southeast one-fourth of the Southeast one-fourth of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, and contains 2.85 acres.

According to survey dated November 14, 1996, of R. Edward Gilliland, Ala. Reg. No. 15919.

THE CONVEYANCE OF ALL PROPERTY HEREIN IS SUBJECT TO A LIFE INTEREST OR LIFE ESTATE RESERVED HERETO BY THE GRANTOR.

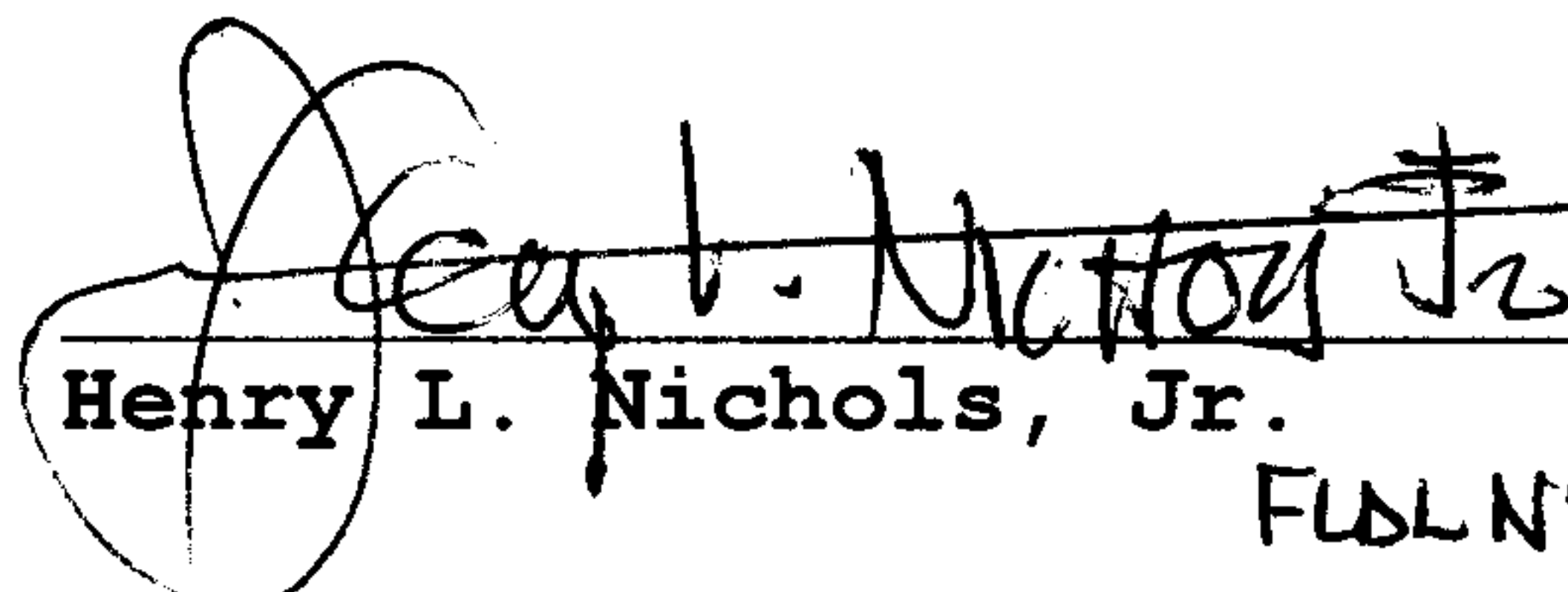
Subject to easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

The above described property constitutes no part of the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns forever, subject to the life interest or life estate reserved by the Grantor.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his or her heirs and assigns, that I (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.

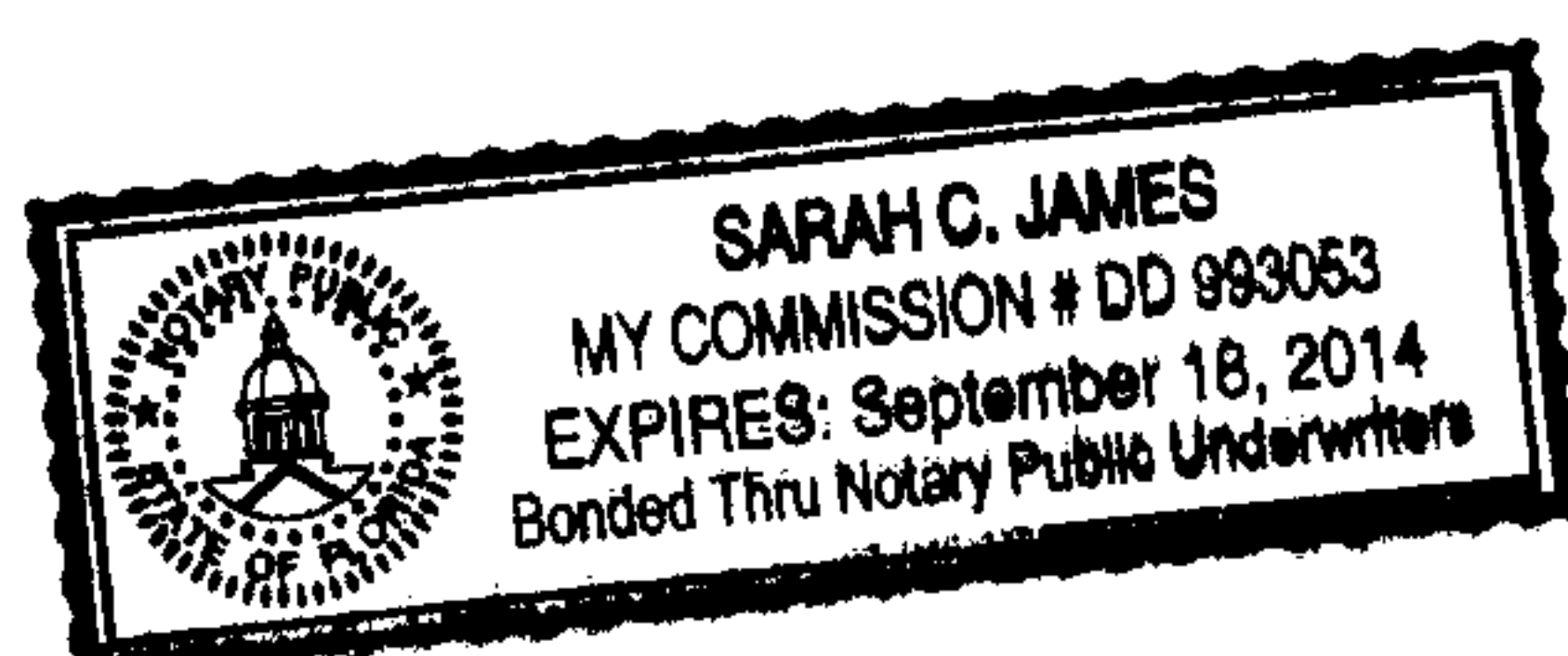
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of JANUARY, 2012.


Henry L. Nichols, Jr.
FIDL N242392291500

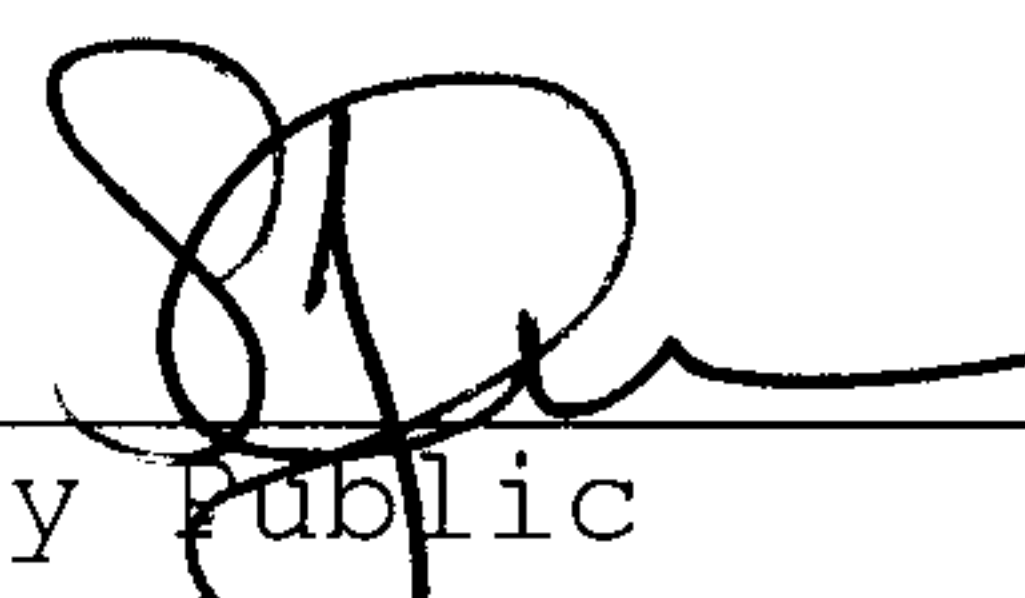
STATE OF FLORIDA
OKALOOSA COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Henry L. Nichols, Jr.**, 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 official seal this 27th day of JANUARY, 2012.



Shelby County, AL 01/31/2012
State of Alabama
Deed Tax: \$80.00


Notary Public (SEAL)
My Commission Expires: _____


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