

This instrument was prepared by

(Name) Wallace and Ellis ⁴⁰¹²

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred (\$400.00) Dollars and no/100

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

Mack A. Nix and wife Lurlene M. Nix

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

Mattie E. Runnels

(herein referred to as grantee, whether one or more), the following described real estate, situated in _____ County, Alabama, to-wit:

Commencing at the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, T24 N, R13E, Shelby County, Alabama; thence run N 66 degrees 14' E a distance of 654.84' to a point being the point of beginning for the property herein conveyed; thence run N 1 degree 14' E a distance of 338.0' to a point on the Southeast R.O.W. of Shelby County Highway No. 89; thence S 63 degrees 46' E along said road R.O.W. a distance of 140.5' to a point; thence S10 degrees 34' W a distance of 280.2' to a point; thence run N 88 degrees 46' W a distance of 80.0' to the point of beginning.

This land being and lying in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, T24N, R13E, Shelby County, Alabama.



19710719000029250 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/19/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CERTIFY THIS INSTRUMENT WAS FILED
Nix & wife
1971 JUL 19 PM 1:08
U.C. FILE NUMBER OR REC. NO. & PAGE AS SHOWN ABOVE
CONF. PROBATE

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 the said GRANTEES, 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 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, we have hereunto set our hands(s) and seal(s), this 19th day of July, 1971.

(Seal)

Mack A. Nix

(Seal)

(Seal)

Lurlene M. Nix

(Seal)

(Seal)

(Seal)

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STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mack A. Nix and wife Lurlene M. Nix whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of July

A. D., 19 71

Frank Ellis L

Notary Public.