

This instrument was prepared by

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand and no/100-----Dollars

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

Harbin W. Nix and wife, Mary Ann Nix

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

Annie Mae Gay

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

Shelby

County, Alabama, to-wit:

Begin at the southeast corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, Township 21, Range 3 West and run west along north side of Smokey Road 105 feet; thence north parallel with said line 420 feet; thence east 105 feet to said line; thence south along said line 420 feet to point of beginning.

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19741026000052330 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/26/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 OCT 26 AM 4:08  
JUDGE OF PROBATE  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conserv. of 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 said grantee, his, her or 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 stated 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 grantee, his, her or 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 25th

day of October, 1974

(SEAL)

HARBIN W. Nix

(SEAL)

Harbin W. Nix

(SEAL)

MARY ANN NIX

(SEAL)

Mary Ann Nix

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, Martha B. Joiner

a Notary Public in and for said County.

in said State, hereby certify that Harbin W. Nix and wife, Mary Ann Nix

whose name(s) 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of October

A.D. 1974

Martha B. Joiner