

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY.

7680

19770419000036510 1/3 \$.00
Shelby Cnty Judge of Probate, AL
04/19/1977 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixteen Thousand Dollars (\$16,000.00), to the undersigned grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Will E. Nix and wife, Lorraine Nix; Lydia F. Anderson, a widow; Edgar Roy Nix and wife, Mary Junita Nix; Jack Aron Nix and wife, Lurlene Nix; George Archie Nix and wife, Faye Nix; Lula Mae Sherrer and husband, Bobby E. Sherrer; Peggy Nix, a widow; and James Leon Nix and wife, Betty Joyce Nix; (herein referred to as grantors) do grant, bargain sell and convey unto John W. Nix and wife, Cherry Lou Nix; (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, our undivided interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

A portion of the SE quarter of the NW quarter, and the South half of the NE quarter of Section 16, Township 22 South, Range 3 West, more particularly described as follows: Begin at the S.W. corner of the SE quarter of the NW quarter of said Section, Township, and Range, and run Easterly along the South side of the South half of the North half of said Section for 52.40 feet to a point on the East 80 foot right of way of Shelby County road No. 15, then continue Easterly along the South side of the said South half for 1790.82 feet, then turn an angle of 91 degrees, 36 minutes 56 seconds to the left and run Northerly along the West side of the Reese Wooley land for 66.48 feet to the N.W. corner of said Wooley land, then turn an angle of 93 degrees 10 minutes 22 seconds to the right and run Easterly along a fence marking the North side of the Wooley land for 1357.39 feet, then turn an angle of 95 degrees 04 minutes 56 seconds to the left and run Northerly along the West side of the Mahler land for 1118.17 feet to an iron at a fence corner, (said point being the S.E. corner of the Arnold property), then turn an angle of 91 degrees 09 minutes 54 seconds to the left and run Westerly along a fence marking the South side of the Arnold property for 323.29 feet to an iron, then turn an angle of 04 degrees 23 minutes to the left and run Westerly along a fence marking the South side of the Arnold property for 344.78 feet to an iron, then turn an angle of 12 degrees 09 minutes 45 seconds to the right and run Westerly along a fence marking the South side of the Arnold land for 908.36 feet to an iron at a fence corner, then turn an angle of 94 degrees 48 minutes 24 seconds to the left and run Southerly along a fence marking the East side of the Arnold land for 1059.37 feet to an iron at a fence corner, then turn an angle of 91 degrees 36 minutes 37 seconds to the right and run Westerly for 1545.33 feet along a fence marking the South side of the Arnold land to a point on the East 80 foot right of way of Shelby County road No. 15 then turn an angle of 96 degrees 43 minutes 39 seconds to the left and run Southerly for 52.34 feet to the point of beginning, containing 40.49 acres more or less and subject to the easements, rights of ways, and restrictions of record.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 9th day of April, 1977.

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Will D. Nix (SEAL)
Will D. Nix

Lorraine Nix (SEAL)
Lorraine Nix

Edgar Roy Nix (SEAL)
Edgar Roy Nix

Mary Junita Nix (SEAL)
Mary Junita Nix

Lydia N. Anderson (SEAL)
Lydia N. Anderson

Mack Aron Nix (SEAL)
Mack Aron Nix

Lurlene Nix (SEAL)
Lurlene Nix

George Archie Nix (SEAL)
George Archie Nix

Faye G. Nix (SEAL)
Faye Nix

Lula Mae Sherrer (SEAL)
Lula Mae Sherrer

Bobby E. Sherrer (SEAL)
Bobby E. Sherrer

Peggy Nix (SEAL)
Peggy Nix

James Leon Nix (SEAL)
James Leon Nix

Betty Joyce Nix (SEAL)
Betty Joyce Nix

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STATE OF TEXAS
Harris COUNTY

I, Cosette Briggs, a Notary Public in and for said County, in said State, hereby certify that Will D. Nix and wife, Lorraine Nix; Edgar Roy Nix and wife, Mary Junita Nix; and Lydia L. Anderson, a widow; whose names 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 15th day of April, A. D. 1977.

Cosette Briggs

COSETTE BRIGGS
S. S. 453-34-3523

Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1977

STATE OF ALABAMA
SHELBY COUNTY

I, Melford O. Cleveland, a Notary Public in and for said County, in said State, hereby certify that Mack Aron Nix and wife, Lurlene Nix; George Archie Nix and wife, Faye Nix; Lula Mae Sherrer and husband, Bobby E. Sherrer; Peggy Nix, a widow; and James Leon Nix and wife, Betty Joyce Nix; whose names 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 9th day of April, A. D. 1977.

Melford O. Cleveland
Notary Public



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Shelby Cnty Judge of Probate, AL
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This instrument was prepared by Melford O. Cleveland, Attorney
Montevallo, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

77 APR 19 PM 3:47

Thomas A. Sherrill, Jr.
JUDGE OF PROBATE

Ex. \$10.50
1.00
\$21.50

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