

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

4678

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Thousand Dollars (\$2,000.00), to the undersigned grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Will D. Nix and wife, Lorraine Nix; Lydia M. Anderson, a widow; Edgar Roy Nix and wife, Mary Junita Nix; Mack Aron Nix and wife, Lurlene Nix; John W. Nix and wife, Cherry Lou 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 George Archie Nix and wife, Faye 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 SW quarter of the SE quarter of Section 16, Township 22 South, Range 3 West, more particularly described as follows: Begin at the S.W. corner of the SW quarter of the SE quarter of said Section, Township, and Range, and run Northerly along the West side of the said quarter-quarter for 495.94 feet, then turn an angle of 89 degrees 24 minutes 07 seconds to the right and run Easterly for 146.26 feet, then turn an angle of 89 degrees 57 minutes 14 seconds to the right and run South along the East side of the George Nix land as described in Deed Book 165, page 97, for 116.48 feet to the point of beginning. Then continue Southerly along the East side of the George Nix land for 148.22 feet to a point on a curved portion of the N.W. 80 foot right of way of State Highway 119, (said curve being concave Southeasterly and having a radius to the N.W. right of way of 995.37 feet) then turn an angle to the left and run Northeasterly along the said right of way through a central angle of 5 degrees 35 minutes 26 seconds for 97.12 feet, then turn an angle to the left and run Northwesterly for 100.94 feet to the point of beginning, containing .11 acres and subject to the easements, rights of ways, and restrictions of record.

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

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Shelby Cnty Judge of Probate, AL
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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.

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

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John W. Nix (SEAL)
John W. Nix

Cherry Lou Nix (SEAL)
Cherry Lou Nix

Lula M. 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

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 M. 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

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Shelby Cnty Judge of Probate, AL
04/19/1977 12:00:00AM FILED/CERT

COSSETTE BRIGGS
S. O. 388-04-3723
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1979
7-15-77

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; John L. Nix and wife, Cherry Lou Nix; Lula Mae Sherrer and husband, Bobby L. 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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This instrument was prepared by Melford O. Cleveland, Attorney
Montevallo, Alabama

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

APR 19 PM 3:43

JUDGE OF PROBATE

Ad. Fee \$2.00 Rec 10.50

Ind 1.00

\$13.50

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