19790529000065800 1/3 $.00
Shelby Cnty Judge of Probate,AL
05/29/1979 12:00:00AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, HEAD & FOWLER
COLUMBIANA, ALABAMA

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WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twelve thousand five hundred and no/100 ($12,500.00) Dollars to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Will D. Nix and wife, Lorraine Nix; Lydia N. 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; George Archie Nix and wife, Fay 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), grant, bargain, sell and convey unto Peggy P. Nix, (herein referred to as grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

319 775

> Begin at the S.E. corner of the NE¼ of the SW¼ of Section 16, Township 22 South, Range 3 West and run northerly along the east side of the said quarter-quarter for 657.68 ft. to the point of beginning. Then continue along the last described course for 328.84 ft., then turn an angle of 88 deg. 41 min. 47 sec. to the left and run Westerly for 1243.98 ft. to a point on the east right of way of Shelby County Road No. 15, then turn an angle of 91 deg. 47 min. 53 sec. to the left and run southerly along a chord of said east R.O.W. for 328.64 ft. (property line to run along R.O.W.), then turn an angle of 88 deg. 10 min. 59 sec. to the left and run easterly for 1241.17 ft. back to the point of beginning. The above described parcel contains 9.37 acres and is subject to the easements, rights of ways, and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simply 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

W. & H. F.

19790529000065800 2/3 $.00
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26th day of May, 1979.

(SEAL) Will D. Nix	(SEAL) Lorraine Nix
(SEAL) Lydia N. Anderson	(SEAL) Peggy Nix
(SEAL) Edgar Roy Nix	(SEAL) Mary Junita Nix
(SEAL) Mack Aron Nix	(SEAL) Lurlene Nix
(SEAL) John W. Nix	(SEAL) Cherry Lou Nix
(SEAL) George Archie Nix	(SEAL) Fay Nix
(SEAL) Lula Mae Sherrer	(SEAL) Bobby E. Sherrer
(SEAL) James Leon Nix	(SEAL) Betty Joyce Nix

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Will D. Nix and wife, Lorraine 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 26th day of May, 1979.

Notary Public

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edgar Roy Nix and wife, Mary Junita 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 26th day of May, 1979.

Notary Public

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lydia N. Anderson, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, 1979.

Notary Public

319 PAGE 778

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State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy Nix, a widow; Mack Aron Nix and wife, Lurlene Nix; John W. Nix and wife, Cherry Lou Nix; George Archie Nix and wife, Fay Nix; Lula Mae Sherrer and husband, Bobby E. Sherrer; 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 26th day of May, 1979.

Notary Public

319 777

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
FILED
1979 MAY 29 AM 9:18
JUDGE OF PROBATE

deed tax	12.50
rec.	11.50
ind	1.00
	25.00