

State of Alabama

County

Know All Men By These Presents,

That in consideration of SIX THOUSAND AND NO/100----- DOLLARS

to the undersigned grantor Carolyn Poole

in hand paid by William H Nix and wife Jon Ellen Nix

the receipt whereof is acknowledged I the said Carolyn Poole, unmarried single woman

do grant, bargain, sell and convey unto the said William H. Nix and wife Jon Ellen Nix

as joint tenants, with right of survivorship, the following described real estate, situated in

County, Alabama, to-wit:

From the Northwest corner of Section 14, Township 21 South, Range 3 West, run South along the West boundary of the said Section 14, a distance of 1740 feet to an iron pin; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 119.7 feet, thence turn an angle of 63 degrees 00 minutes to the right and run a distance of 60.35 feet to the point of beginning of the land herein described; thence continue on this same line a distance of 60.35 feet; thence turn an angle of 64 degrees 09 minutes to the left and run a distance of 504.5 feet, more or less, to a point on the West Right of Way line of the Montevallo Highway; thence turn an angle of 78 degrees 04 minutes to the left and run along the West Right of Way line of the said Montevallo Highway, a distance of 79.6 feet; thence turn an angle of 110 degrees 07 minutes to the left and run a distance of 298.6 feet, more or less, thence turn an angle of 8 degrees and 02 minutes to the right and run a distance of 241.1 feet, more or less to the point of beginning, being a part of the Southwest Quarter of the Northwest Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and subject to easements and rights of way of record.

\$6,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD Unto the said

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I lawfully seized in fee simple of said premises; that they are free from all encumbrances; except easements of record,

that I have a good right to sell and convey the same as aforesaid; that I will, and 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, I have hereunto set my hand and seal,

this 30 day of Jan 1982

WITNESSES:

*Charlotte Kay Coors*  
*Sherry L. Lemon*

*Carolyn Poole* (Seal.)  
 (Carolyn Poole)

..... (Seal.)

..... (Seal.)

..... (Seal.)

*First Bank of Alabama*

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Carolyn Poole

TO

William H. Nix and wife Jon Ellen Nix

## WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was  
filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of Alabama

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Carolyn Poole  
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 30th day of Jan. 1982

PUBLIC

As Notary Public

State of

COUNTY

I, a Notary Public in and for said County, in said State,  
do hereby certify that on the day of 19, came before me  
the within named known to me  
to be the wife of the within named who, being examined  
separate and apart from the husband touching her signature to the within conveyance, acknowledged that  
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of  
the husband.

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

As Notary Public

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

1982 FEB -8 AM 10:23

Thomas A. Snowden, Jr.  
JUDGE OF PROBATESTATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1982 FEB 26 AM 8:38

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Sum. 418-203

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