

SEND TAX NOTICE TO:

(Name) Nixon Corporation, Inc.

(Address) 3010 Nixon Rd.

Bessemer, Al 35023

This instrument was prepared by

(Name) Mary A. Nixon

(Address) 3010 Nixon Rd., Bessemer, Al 35023

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four thousand and no/100 --- Dollars (4,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
H.M. Nixon and Lula W. Nixon

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Nixon's Corporation, Inc.

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot Number 6 in Block No. 3 of Pine Grove Camp according to the survey of said Pine Grove Camp, a map of which is on file in the Probate Office of Shelby County, Alabama, and being situated in the Southeast quarter of the Southeast quarter of Section 12, Township 24, Range 15 East, Shelby County, Alabama except mineral and mining rights, and also excepting those water rights heretofore conveyed to the Alabama Power Company by Deed recorded in Deed Book 52, at page 176 in the office of the Judge of Probate of Shelby County, Alabama, and also subject to Power line Easements to Alabama Power Company. With all appurtenants thereupon.

BOOK 010 PAGE 711

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>400</u>
Mineral Tax		_____
Recording Fee		<u>250</u>
Index Fee		<u>100</u>
TOTAL	\$	<u>750</u>

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

1984 DEC -5 AM 8:52

Thomas A. Saunders, Jr.  
JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_\_

WITNESS:

Myrine Jean Nabors (Seal)  
Charles T. Nixon (Seal)  
Lelia Lee (Nixon) Eagle (Seal)

H.M. Nixon (Seal)  
H.M. Nixon (Seal)  
Lula W Nixon (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned  
hereby certify that H.M. Nixon  
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 has executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 8th day of September A. D., 19 84