

2821

110 Ed. Long

BOOK 100 PAGE 104

Form 43-1—WARRANTY DEED (Rev. Sept., 1945)

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THE STATE OF ALABAMA

SHELBY

County

Know All Men by These Presents, That in consideration of

Seven Hundred fifty and No/100

DOLLARS

to the undersigned grantor B. B. Nix, and wife, Mattie Nix

in hand paid by Mack A. Nix

the receipt whereof is acknowledged we the said B. B. Nix, and wife, Mattie Nix

do grant, bargain, sell and convey unto the said Mack A. Nix

the following described real estate, to-wit: Begin at the SW corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 16, Township 22 South, Range 3 West, thence East along the South line of said Section to the Eastern boundary of the Montevallo-Siluria Road and point of beginning of the lot herein conveyed; thence continue East along the South line of said Section 375 feet to an iron stake; thence in a Northwesterly direction 303 feet to a point on the Southeast boundary of said road 324 feet from the point of beginning; thence in a Southwesterly direction along the South and East boundary of said road 324 feet to the point of beginning.

situated in Shelby County, Alabama.

To Have and to Hold, To the said Mack A. Nix, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Mack A. Nix, hisheirs and assigns, that we are lawfully seized in fee simple of said premises;that they are free from all incumbrances; that we have a good right tosell and convey the same as aforesaid; that we will, and our heirs, executorsand administrators shall, warrant and defend the same to the said Mack A. Nix, his

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set hands and seal, this4th. day of March, 19 54.

WITNESSES:

B B Nix

(Seal.)

Mattie Nix

(Seal.)

THE STATE OF ALABAMA

SHELBY CountyI, Mary Lee Mahaffeya Notary Public in and for said County, in said State,hereby certify that B. B. Nix, and wife Mattie Nixwhose 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 this conveyance,

executed the same voluntarily on the day the same bears date.In witness whereof, I have hereunto set my hand this 7th day of March April, A. D. 19 54Mary Lee Mahaffey
Notary Public

THE STATE OF ALABAMA

Shelby CountyI, Mary Lee Mahaffeya Notary in and for said County, in said State, hereby certify thaton the 7th day of April, 19 54, came before me the within namedMattie Nix known to me (or made known to me) to be the wife of thewithin named B. B. Nix who, being examined separate

and apart from the husband touching her signature to the within

signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand this 7th day ofA. D. 19 54.Mary Lee MahaffeyFiled in the office of the Probate Judge on the 12 day of May 19 54 at 8 o'clock
A. M. and recorded in Deed Book 166 Page 264 this 13 day of May 19 54.Deed Tax 1.00 Mortgage Tax — has been paid.

L.C. Walker. Judge of Probate