

3042

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Thousand Two Hundred Fifty Dollars (\$1250.00) to the undersigned grantors, Mattie Eva Nix, a widow, Nellie Lucile Nix, a single woman, Lydia N. Anderson, a widow, Will D. Nix and wife, Loraine Nix, Edgar Roy Nix, a single man, Mack Aron Nix and wife, Lurlene Nix, John W. Nix and wife, Cherry Lou Nix, George Archie Nix and wife, Palmer Nix, Lula Mae Sherrer and husband, Bobby E. Sherrer, Bertie Bliss Nix, Jr. and wife, Peggy Nix, being all the heirs at law of B. B. Nix, deceased, in hand paid by James Leon Nix and wife, Betty Joyce Nix, the receipt whereof is acknowledged, we, the said Mattie Eva Nix, a widow, Nellie Lucile Nix, a single woman, Lydia N. Anderson, a widow, Will D. Nix and wife, Loraine Nix, Edgar Roy Nix, a single man, Mack Aron Nix, and wife, Lurlene Nix, John W. Nix and wife, Cherry Lou Nix, George Archie Nix and wife, Palmer Nix, Lula Mae Sherrer and husband, Bobby E. Sherrer, Bertie Bliss Nix, Jr. and wife, Peggy Nix, being all the heirs at law of B. B. Nix, deceased, do grant, bargain, sell and convey unto the said James Leon Nix and wife, Betty Joyce Nix, as joint tenants with right of survivorship, the following described real estate, to-wit:

A tract of land situated in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 16, Township 22 South, Range 3 West, more particularly described as follows: Begin at the Southwest corner of said Quarter Section and at an angle of 54 deg 58' to the left from the South side of said Quarter Section run in a Northeasterly direction a distance of 443.4 feet to right of way marker on the Northwest side of Ashville Highway; thence at an angle to the right of 12 deg 18' run a distance of 288.3 feet to point of beginning of tract herein conveyed; thence run in the same straight line a distance of 73.2 feet; thence at an angle to the left of 49 deg 07' run a distance of 2084.2 feet; thence at an angle to the left of 88 deg 13' run a distance of 208.7 feet; thence at an angle to the left of 91 deg 47' run a distance of 1861.6 feet; thence at an angle to the left of 28 deg 55' run a distance of 315.2 feet to point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said James Leon Nix and wife, Betty Joyce Nix, as joint tenants with right of survivorship, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said James Leon Nix and wife, Betty Joyce Nix, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 James Leon Nix, and wife, Betty Joyce Nix, their heirs



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

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this ____ day of May, 1957.

Mattie Eva Nix (SEAL)
Nellie Lucile Nix (SEAL)
Lydia N. Anderson (SEAL)
Will D. Nix (SEAL)
Lorraine Nix (SEAL)
Edgar Roy Nix (SEAL)
Mock Aaron Nix (SEAL)
Lurline Nix (SEAL)
John W. Nix (SEAL)
Cherry Lou Nix (SEAL)
Lionel Archie Nix (SEAL)
Rafaela Nix (SEAL)
Lula Mae Sherer (SEAL)
Bobby E. Sherer (SEAL)
Bertie Blain Nix Jr. (SEAL)
Peggy Nix (SEAL)

STATE OF TEXAS

HARRIS COUNTY

I, Charlotte Minton a, Notary Public,

in and for said County, in said State, hereby certify that ~~XXXXXXXXXXXXXXXXXXXX~~
Nellie Lucile Nix, a single woman, Lydia N. Anderson, a widow, Will D. Nix and wife,
Lorraine Nix, Edgar Roy Nix, a single man, 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 this conveyance, they executed the same voluntarily on
the day the same bears date.

Given under my hand and seal, this 25th day of May, 1957.

CHARLOTTE MINTON
Notary Public, in and for Harris County, Texas
My Commission Expires June 1, 1957

Charlotte Minton

STATE OF ALABAMA

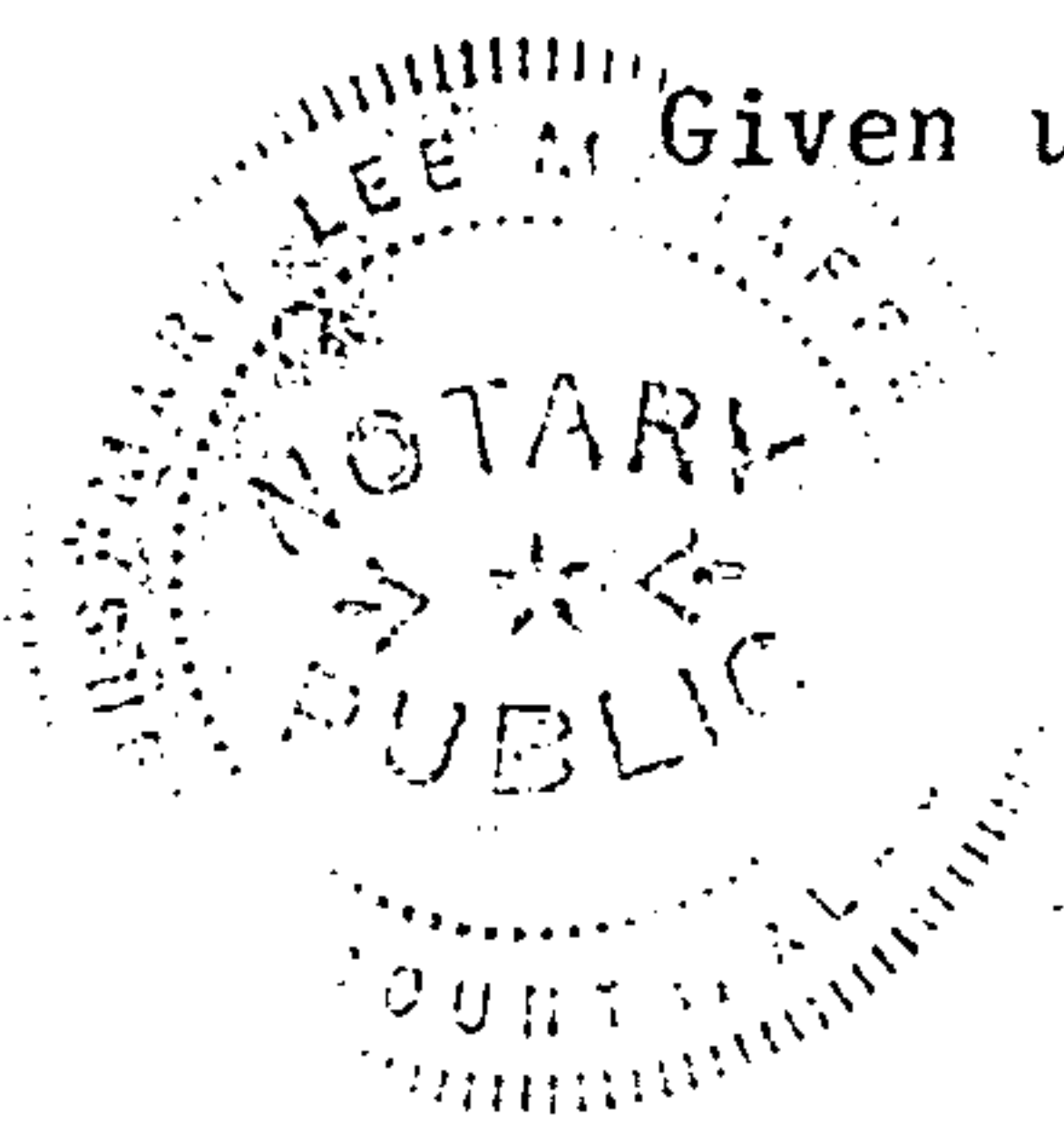
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SHELBY COUNTY

I, Mary Lee Mahaffey, a Notary Public,

in and for said County, in said State, hereby certify that Mack Aron Nix and wife, Lurlene Nix, George Archie Nix and wife, Palmer Nix, Lula Mae Sherrer and husband, and Mattie Eva Nix, a widow, Bobby E. Sherrer, Bertie Bliss Nix, Jr. and wife, Peggy 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 17th day of May, 1957.



Mary Lee Mahaffey

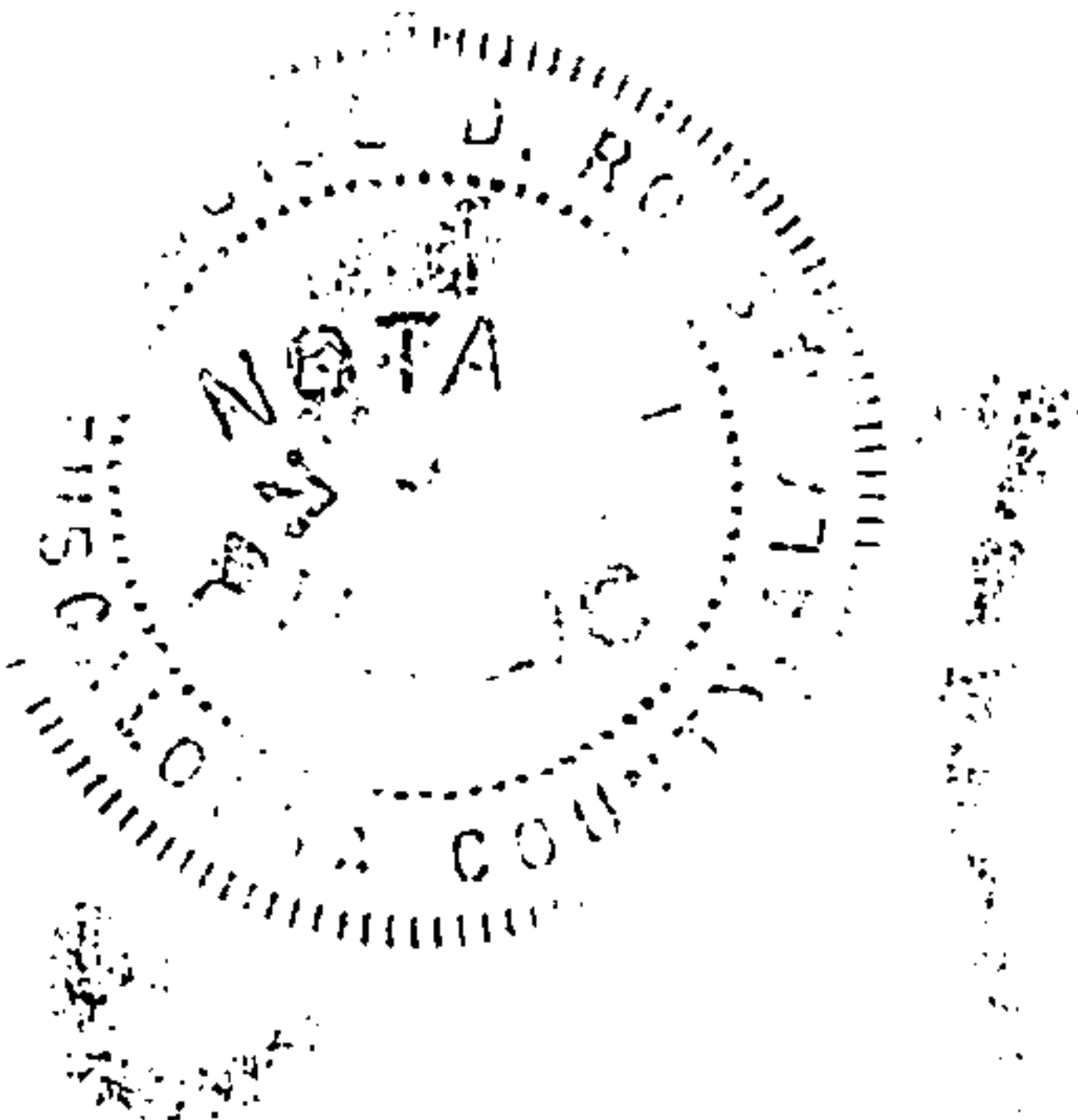
STATE OF ALABAMA

TUSCALOOSA COUNTY

I, Louise D. Ross, a Notary Public,

in and for said County, in said State, hereby certify that John W. Nix and wife, Cherry Lou 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 22 day of May, 1957.



Louise D. Ross

State of Alabama, Shelby County

I, L. C. Walker, Judge of Probate hereby certify that the within Deed was filed in this office for record the 1 day of June 1957 at 11 o'clock A.M., and recorded in Deed Record 187 Page 233 & examined and the Mortgage Tax of \$ Deed Tax of \$ 2.00 has been paid, Fee \$ 2.00 Judge of Probate