

STATE OF ALABAMA

SHELBY

County

BOOK

1394  
198

Know All Men By These Presents,

PAGE 206

That in consideration of FOUR THOUSAND AND FIVE HUNDRED-----DOLLARS

to the undersigned grantors, Charles Franklin Huckabee and wife, Virginia Louise Huckabee

In hand paid by John Nix and wife, Sallie Lucille Nix

the receipt whereof is acknowledged We the said Charles Franklin Huckabee and wife, Virginia Louise Huckabee do grant, bargain, sell and convey unto the said John Nix and wife, Sallie Lucille Nix

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

Shelby County, Alabama, to-wit: Commencing at the center point of Section 3, Township 24 North, Range 12 East, as a point of reference; run thence with the land line North 1 deg. 35 min. West 838.6 feet to a point 30 feet South of the center line of the Calera-Centerville Highway; thence North 85 deg. 50 min. West 322 feet along with and parallel to said Highway; run thence South 4 deg. 11 min. East 120 feet; run thence South 85 deg. 49 min. West 245 feet; run thence South 4 deg. 11 min. East 400 feet which is the point of beginning of Lot herein conveyed; run thence South 85 deg. 49 min. West 195 feet to the Northwest corner of the lot herein conveyed; run thence South 4 deg. 11 min. East 100 feet to the Southwest corner of the lot herein conveyed; run thence North 85 deg. 49 min. East 195 feet to the Southeast corner of the lot herein conveyed; run thence North 4 deg. 11 min. West 100 feet to the Northeast corner and the point of beginning. Said property being otherwise and further described as Lot No. 12 according to "Survey of Wilson Subdivision No. 1 in Corporate limits of Montevallo," as recorded in Map Book 3 page 62 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

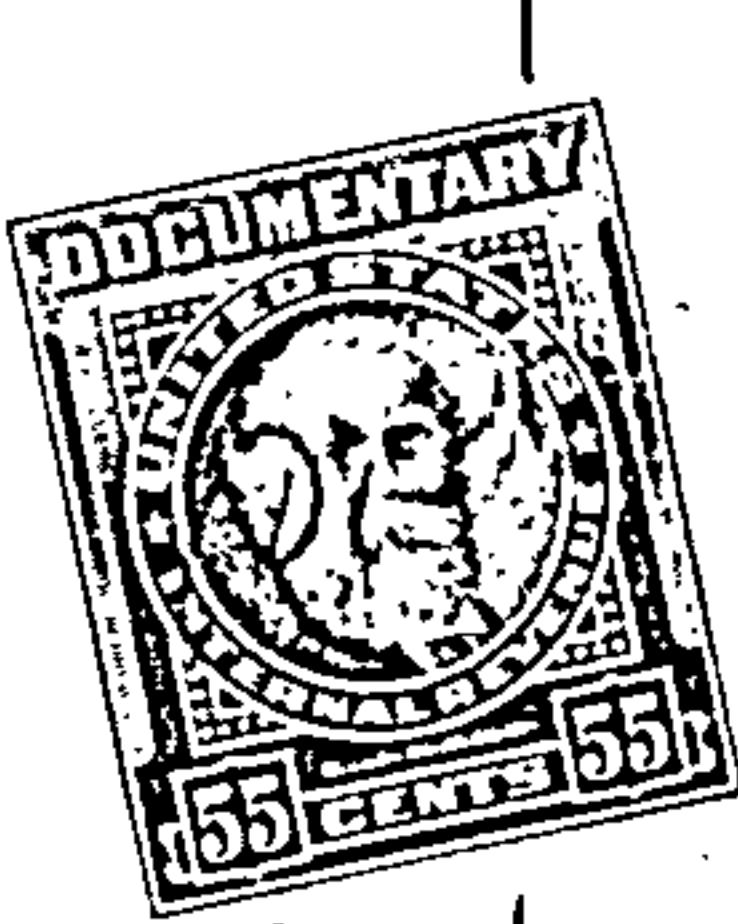
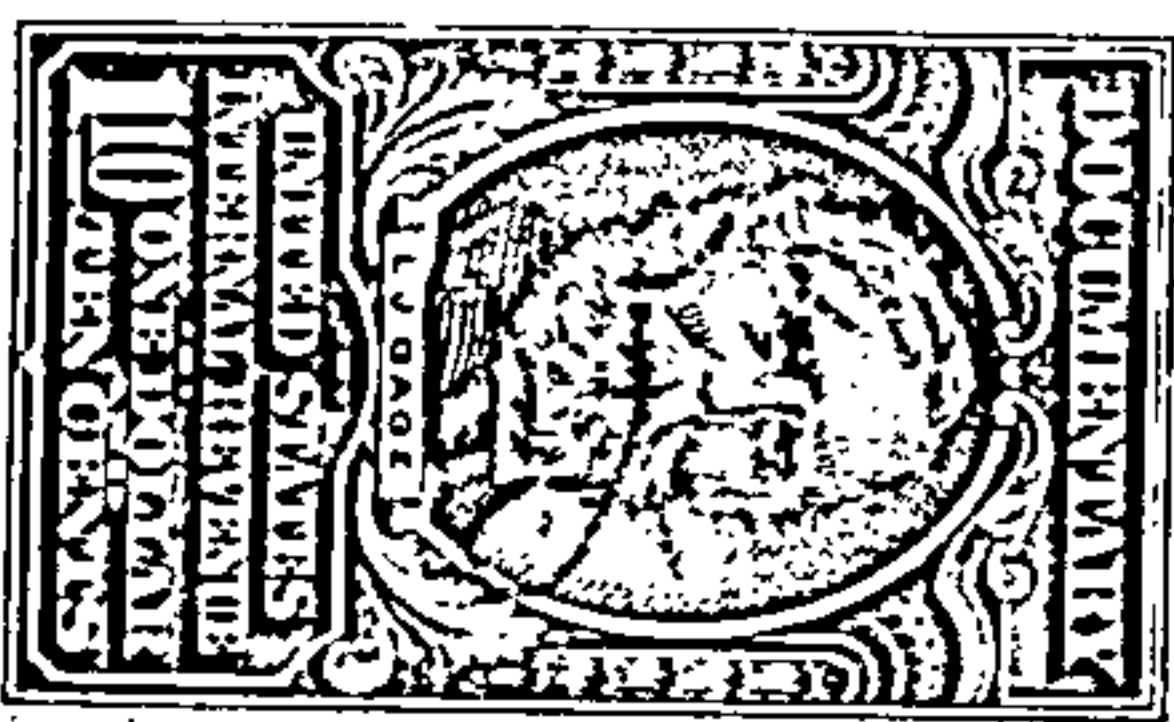
TO HAVE AND TO HOLD Unto the said John Nix and wife, Sallie Lucille Nix,

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 We do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, 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 grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hand S and seal S this 3rd day of January, 1959



Charles Franklin Huckabee (Seal.)  
(Charles Franklin Huckabee)  
Virginia Louise Huckabee (Seal.)  
(Virginia Louise Huckabee)

State of ALABAMA  
SHELBY County

I, Harris M. Gordon, a Notary Public in and for said County, in said State, at Large hereby certify that Charles Franklin Huckabee and wife, Virginia Louise Huckabee, 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 3 day of January, 1959.

Harris M. Gordon As Notary Public  
State of Alabama at Large

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed

1/3/59

11 AM

Deed to 4.50