

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of Twenty-five and No/100's (\$25.00)

DOLLARS

to the undersigned grantor Rosa G. Wooley, a widow,

in hand paid by James Leon Nix and wife, Betty Joyce Nix,

the receipt whereof is acknowledged I the said Rosa G. Wooley, a widow,

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; situated in

SHELBY County, Alabama, to-wit:

A certain parcel of land situated in the SW 1/4 of the SE 1/4 of Section 16, Township 22 S, Range 3 W, and more exactly described as follows: Begin at the SW corner of the SE 1/4 of said Section 16 and proceed in a northeasterly direction along a line making an angle of 54deg. 58min. to the left from the South side of said Section 16 a distance of 443.4 feet to right of way marker on the NW boundary of Ashville Road, thence at an angle to the right of 12 deg. 18min. and along the NW boundary of said Road a distance of 361.5 feet to the SE corner of the present Leon Nix Lot, which is the point of beginning of Tract herein described, thence continue in the same straight line along the NW boundary of Ashville Road a distance of 30.0 feet, thence at an angle to the left of 90 deg. 00min. a distance of 34.65 feet, thence at an angle to the left of 139deg. 07min. and along the East side of the present Leon Nix Lot a distance of 45.82 feet to point of beginning, said tract containing 502.0 feet.

TO HAVE AND TO HOLD Unto the said James Leon Nix and wife, Betty Joyce 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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 12th day of May, 1960.

WITNESSES:

Rosa G. Wooley (Seal.)

State of ALABAMA

SHELBY

COUNTY

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Rosa G. Wooley, a widow, 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 12th day of May 1960

Oliver P. Head As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 12 day of May 1960 at 10 M. o'clock, and recorded in Deed Book 208 at page 670 on the 17 day of May 1960. Mortgage Tax Deed Tax 1.50 has been paid.

Conrad M. Fowler Judge of Probate

STATE OF SHELBY COUNTY CONRAD M. FOWLER JUDGE OF PROBATE has been paid on instrument as law.

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