

THE STATE OF ALABAMA,

SHELBY County

3116
Know All Men by These Presents,That for and in consideration of ^{Forty}One hundred and no/100

\$140.00

Dollars

to the undersigned grantor Jim Ferguson and wife Alice Ferguson

in hand paid by John M. Nixon and wife Essie Nixon

the receipt whereof is acknowledged we the said Jim Ferguson and wife
Alice Ferguson

do grant, bargain, sell and convey unto the said Jim M. Nixon and wife Essie Mison

the following described real estate, to-wit: From the Northwest corner of the South Half of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West run Easterly along the North boundary line of the said S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 36, T. 20 S., R. 3 W. for 370.0 feet to the point of beginning of the land herein described and conveyed; Thence continue Easterly along the North boundary line of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 36, T. 20 S., R. 3 W. for 415.0 feet; Thence turn an angle of 88 Degrees, 34 $\frac{1}{2}$ Minutes to the right and run Southerly 210.0 feet; Thence turn an angle of 91 Degrees, 25 $\frac{1}{2}$ Minutes to the right and run Westerly 415.0 feet; Thence turn an angle of 88 Degrees, 34 $\frac{1}{2}$ Minutes to the right and run Notherly 210.0 feet to the point of beginning.

This land being a part of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, and being 2.0 acres, more or less.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, TO THE SAID John M. Nixon and wife Essie Nixon

Heirs and Assigns forever.

And We do, for our self and our heirs, executors and administrators,
Jim M. Nixon and wife Essie Nixon
covenant with the said

Heirs and Assigns, that we lawfully seized in fee simple of said
premises; that they are free from all encumbrances, and 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

John M. Nixon and wife Essie Nixon

Heirs and Assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we our
have hereunto set hand and seal, this
24 day of March, 62
19

WITNESSES:

Jim Ferguson (SEAL)
Alice Ferguson wife (SEAL)
(SEAL)

THE STATE OF ALABAMA, } I, L.G. Nunnally
She; by County

a ~~Notary Public Ex Officio Justice of Peace~~ and for said County, in said State, hereby
certify that Jim Ferguson and wife Alice Ferguson
whose name are signed to the foregoing conveyance, and who are known to me,
acknowledge before me on this day, that, being informed of the contents of this conveyance, have
executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 15th day of May A. D. 1961

My Commission expires 1/14/63

N.P. Ex Officio Justice of the Peace

THE STATE OF ALABAMA, }
County

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

a 19
certify that RECORDED & S. JATG. TAX in and for said County, in said State, hereby
to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated
that Conrad H. Souther a subscribing witness
JUDGE OF PROBATE, the Grantor