

This instrument was prepared by

(Name) Max Pope of the firm of Levine, Fulford, Gwaltney & Pope
(Address) 433 Frank Nelson Building, Birmingham, Alabama

Form 1-15 Rev. 1-44
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) and other valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. T. Kreider and wife, Zona Kreider

(herein referred to as grantors) do grant, bargain, sell and convey unto

William Nix and wife, Carol Jean Nix

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A tract of land located in the N.E. $\frac{1}{4}$ of the S. E. $\frac{1}{4}$ Section 31 T S. 18.S.R. 1. W. Beginning at a point 280' South of the N. W. corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section. Thence run line along West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section 280' thence East 266'. Thence North 280' Thence West 266' to point of beginning. Said tract of land contains 1.7 acres more or less.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11/24/67

RECORDED & ☒ MTG. TAX

\$1.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad H. Fowler
JUDGE OF PROBATE



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 24th day of April, 1967.

WITNESS:

Mrs. J. T. Whitten (Seal)
Marguerite Landahl (Seal)
R. F. Martin (Seal)

J. T. Kreider (Seal)
J. T. Kreider
Zona Kreider (Seal)
Zona Kreider (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, hereby certify that J. T. Kreider and Zona Kreider, a Notary Public in and for said County, in said State, whose name is 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 24th day of April, A. D. 1967

Notary Public.