

3,500.00

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—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) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Palma C. Nix Dewberry and husband, Charles W. Dewberry

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

George A. Nix

(herein referred to as grantee, whether one or more) an undivided one-half interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the intersection of the median line of Section 16, Township 22, Range 3 West, with the NW boundary of the Montevallo and Ashville road for point of beginning; thence North along said median line 500 feet more or less, to an iron stake; thence East perpendicular to said Median Line 150 feet to an iron stake; thence South parallel with said median line to the NW right of way of the Montevallo and Ashville Road; thence in a Southwesterly direction along the NW boundary of said road right of way to the point of beginning, situated in Shelby County, Alabama; being in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 16, Township 22, Range 3 West. It is the intention of the parties hereto that the land above described is all of the land owned by the parties in said Section 16, Township 22, Range 3 West, whether correctly described, or not.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
JUL 13 PM 2:15
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. 12-2-68
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 11th day of June, 1968.

(Seal)
(Seal)
(Seal)

Palma C. Nix Dewberry (Seal)
Charles W. Dewberry (Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Palma C. Nix Dewberry and Charles W. Dewberry 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 11th day of June, A. D., 1968.

Wallace & Ellis

Notary Public.

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