

This instrument was prepared by

3634

(Name).....Karl C. Harrison

(Address).....Columbiana, Alabama

Form 1-1-6 Rev. 1-66

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 Thousand and no/100-----DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Phillip J. Kyser and wife, Vera Mae Kyser

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

William H. Nix and Jon Ellen 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:

Commence at a point where the east line of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 24
North, Range 13 East intersects the south line of Alabama Highway 25 and run thence
west along the south R/O/W line of said Highway 25 a distance of 200.0 feet to the
northwest corner of Everett W. Snell property to the point of beginning; thence
continue west along the south R/O/W line of said Highway 25 a distance of 300 feet;
thence south and parallel with the east line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5 to the
south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, being a distance of 1033.09 feet, more or less;
thence run east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 300 feet;
thence run north 1033.09 feet, more or less to the point of beginning of the land
herein conveyed.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN 29 AM 8:45
U.C.C. FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE
Carroll J. Smith
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 6th day of April, 1970

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Phillip J. Kyser (Seal)
Vera Mae Kyser (Seal)
.....(Seal)

General Acknowledgment

FLORIDA
STATE OF ALABAMA
Broward COUNTY

I, Roy J. Newkirk, a Notary Public in and for said County, in said State,
hereby certify that Phillip J. Kyser and wife, Vera Mae Kyser
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 6th day of April, A. D., 1970

NOTARY PUBLIC
FLORIDA

Roy J. Newkirk
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 20, 1971
WONDER THROUGH FRED W. DIEBELHORST

Notary Public.

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