

(Name).....John Burdette Bates, Attorney at Law

(Address).....2017-E Avenue F, Birmingham, Alabama

19730117000002330 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/17/1973 12:00:00 AM FILED/CERT

Form 1-1-5 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.

2450 See Mtg 328-217

That in consideration of .....EIGHT THOUSAND TWO HUNDRED AND 00/100 (\$ 8,200.00) - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES FRANK WYATT, JR. AND WIFE, ROSEMARY WYATT  
(herein referred to as grantors) do grant, bargain, sell and convey unto

ARTHUR THOMAS NIXON AND DWY NAL NIXON

(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 situate: in .....SHELBY.....County, Alabama to-wit:

Begin at the Northwest corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28, Township 19, Range 2 East, Shelby County, Alabama; thence, South 343 feet; thence, South 72° 52' East 210 feet to the point of beginning; thence, South 175 feet; thence Northeast 38 feet; thence, South 62 feet to the North right-of-way line of U. S. Highway 280; thence, Southeasterly 58 feet; thence North 71° 28' East 13 feet 6 inches; thence, Northerly 13 feet 2 inches; thence, continue Northerly along the East wall of a building 219 feet 1 inch; thence, North 75° 37' West 45 feet 4 inches to the point of beginning.

All of the consideration recited herein is being paid by the execution of a purchase money first mortgage of even date herewith.

Subject to that certain Mortgage Deed dated December 28, 1968 recorded Book 310 Page 464, Probate Office, Shelby County, State of Alabama.

BOOK 278 PAGE 235

STATE OF ALA. SHELBY CO.  
RECORDING DEPARTMENT  
REC. BK. & PAGE NO. SHOWING DATE  
U.C.C. FILE NUMBER  
JUL 17 1973 JUN 17 1973  
1973 JUN 17 1973  
JUL 17 1973  
JUL 17 1973

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 9th day of November, 1972.

WITNESS:

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

James Frank Wyatt Jr. (Seal)  
James Frank Wyatt, Jr.  
Rosemary B. Wyatt (Seal)  
Rosemary Wyatt

STATE OF ~~MINNESOTA~~ ILLINOIS  
C.O.O.K.....COUNTY }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that James Frank Wyatt and wife, Rosemary Wyatt whose name s 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 9th day of November, A. D., 1972.

Leona A. Cross  
Notary Public.  
My Commission Expires April 8, 1975