

Name) _____
(Address) P.O. Box 371, Pelham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of One 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,
H . M. Nixon and wife, Myrtle V. Nixon
(herein referred to as grantors) do grant, bargain, sell and convey unto
James E. Nixon and Tonna D. 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 situated
in SHELBY County, Alabama to-wit:

Lot 4, Block 3, according to the survey of Pine
Grove Camp, as recorded in Map Book 4, Page 8,
in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

19730227000009320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/27/1973 12:00:00 AM FILED/CERT

BOOK 278 PAGE 865

STATE OF ALA. SHELBY CO.
FOR THE JUDGE OF PROBATE
THIS INSTRUMENT WAS FILED
1973 FEB 26 PM 12:20
U.C.C. FILE NUMBER OR
REC. BK. & PAGE NO. SHOWN ABOVE
Clerk 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 ~~we~~(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 26th
day of February, 1973

WITNESS:

_____(Seal) H. M. Nixon _____(Seal)
_____(Seal) Myrtle V. Nixon _____(Seal)
_____(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 H. M. Nixon and wife, Myrtle V. Nixon
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 26th day of February A. D., 1973

Notary Public.