

(Name) Harrison and Corwill
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Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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 DOLLARS
See Mtg 940-231

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
George A. Nix, Jr. and wife, Gail P. Nix
(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles Hamaker and Freda J. Hamaker

(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:

That part of the NE 1/4 of the NE 1/4, Section 19, Township 22, Range 3 West, according to L. E. Shaw subdivision of the Town of Aldrich, Alabama, map of which is recorded in Map Book 3, page 49 in the office of the Probate Judge of Shelby County, Alabama, being more particularly described as follows: Begin at the northwest corner of Lot 7-A and run in an easterly direction 500 feet to the west line of Lot 8-A; thence in a northerly direction along the west line of Lot 8-A a distance of 550 feet; thence in a westerly direction to the northeast corner of the lot formerly known as Melvin Murry lot a distance of 250 feet; thence south 210 feet; thence west 210 feet to the right-of-way of the Brickyard road; thence in a southerly direction along the east right-of-way of said road 476 feet to the point of beginning, containing 5 acres, more or less, situated in Shelby County, Alabama.

BOOK 287 PAGE 425

19740620000030340 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/20/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JUN 20 PM 1:26
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
Carnell H. Anderson
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 17th day of June, 1974.

WITNESS:

(Seal) George A. Nix, Jr. (Seal)
(Seal) Gail P. Nix (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, Dean C. Burt, a Notary Public in and for said County, in said State, hereby certify that George A. Nix, Jr. and wife, Gail P. Nix 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 17th day of June, A. D. 1974.

Dean C. Burt
Notary Public.
My Commission Expires October 4, 1977