

This instrument was prepared by

(Name) Harrison and Conwill

Jefferson Land Title Service Co., Inc.

(Address) Columbiana, Alabama 35051 6502

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 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Arthur Thomas Nixon and wife, Dwy Nal Nixon

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

James Frank Wyatt, Jr. and Rosemary Wyatt

(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:

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 deg. 52 min. 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 deg. 28 min. 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 deg. 37 min. west 45 feet 4 inches to the point of beginning.

This deed is executed for curative purposes only.

BOOK 287 PAGE 472

19740624000030960 1/1 \$ 00
Shelby Cnty Judge of Probate, AL
06/24/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUN 24 PM 3:49
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Come by 7/1/74
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 15 day of June, 1974

WITNESS:

Emily Wyatt (Seal)
(Seal)
(Seal)

Arthur Thomas Nixon (Seal)
Dwy Nal Nixon (Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Hope Lindsey, a Notary Public in and for said County, in said State, hereby certify that Arthur Thomas Nixon and wife, Dwy Nal Nixon 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 15 day of June A. D. 1974

Notary Public.

My Comm. Expires June 16, 1978