

This instrument was prepared by

(Name) George M. Higginbotham, Attorney at Law

(Address) 209 North 17th Street, Bessemer, Alabama 35020

WARRANTY DEED

STATE OF ALABAMA §
JEFFERSON COUNTY §

KNOW ALL MEN BY THESE PRESENTS:

This in consideration of Fourteen Thousand and no/100 (\$14,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Mattie Gather Eddings, Albert Mace McKinney and wife, Tommie Ruth McKinney (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Leon Nix, Peggy Nix, George Nix, Lula Sherrer, Mack Nix, John Nix, Will D. Nix, Edgar Roy Nix, Nellie Lucille Nix Dixon, and Lydia Nix Anderson (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The North East Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) and thirty acres off the west half of the Southeast Quarter (W 1/2 of SE 1/4) of Section 16, township 22, range 3 West North of Montevallo and Ashville road; and 40 acres in the South half of the Northeast Quarter (S 1/2 of Ne 1/4) of Section 16, township 22, range 3 West and more particularly described as follows: Commence at the South East corner or I. Arnold's land, thence run North 16.17 chains, thence East 23.25 chains, thence South 16.17 chains, thence West 23.25 chains to the point of beginning same being bounded on the North by I. R. Arnold's land, on the East and West by B. Allen and on the South by J. L. Butler

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assings forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assings, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assings forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 13th day of September, 1974.

Mattie Eddings (Seal)

Tommie Ruth McKinney (Seal)

Albert Mace McKinney (Seal)

STATE OF ALABAMA §
JEFFERSON COUNTY §

I, Jane C. Higginbotham, a Notary Public in
and for said County, in said State, hereby certify that Mattie
Gather Eddings, Albert Mace McKinney and wife, Tommie Ruth McKinney
whose names are signed to the foregoing conveyance, and who are
known to me, acknowledged before me on this day, that, being in-
formed 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 13th day of
September A.D., 1974.

Jane C. Higginbotham
Notary Public

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19740917000045660 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/17/1974 12:00:00 AM FILED/CERT

U.C. FILE NUMBER OR
REC. NO. & PAGE NO. SHOWN ABOVE
1974 SEP 17 AM 8:56
JANE C. HIGGINBOTHAM
NOTARY PUBLIC