

This instrument was prepared by
(Name) J. Sherrill Hancock

(Address) 1311 2121 Building Birmingham, Alabama

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

2601

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

That in consideration of Divorce Property Settlement

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James A. Nix, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Gladys M. Nix

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot No. 4 according to Map of Shelby Shores, Inc. - The 1969 Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 46,

SUBJECT to rights acquired by Alabama Power Company by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 253, page 116.

SUBJECT to transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in said Probate Office in Deed Book 225, page 453.

SUBJECT to Restrictions as shown of record in the Probate Office of Shelby County, Alabama in Deed Book 264, page 822, which said restrictions shall attach to and run with the land.

BOOK PAGE 290 803

19750220000007970 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/20/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
FEB 20 PM 3:44
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Done by [Signature]
JUDGE OF PROBATE

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

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, I have hereunto set my hands(s) and seal(s), this 2nd day of August, 1974.

(Seal) _____ (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

James A. Nix

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that James A. Nix whose name he signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, A. D., 1974

[Signature]

Notary Public

