

State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of One Dollar and other consideration-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Ralph W. Burke and wife Jewel K. Burke

(herein referred to as grantors) do grant, bargain, sell and convey unto James A. Nix and wife Gladys Nix

(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 Southwest corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 24, Range 12 East, run in an Easterly direction along the South boundry of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 175 feet to the point of beginning; from the point of beginning thus obtained turn left and run in a Northerly direction parallel with the West boundry of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ for a distance of 170 feet to the South boundry of the Montevallo - Calera Road; thence turn right and run in an Easterly direction for a distance of 25 feet; thence turn right and run in a Southerly direction for a distance of 170 feet more or less to a point 30 feet East of the point of beginning; thence turn right and run in a Westerly direction for a distance of 30 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 24, Range 12 East, Shelby County, Alabama.

BOOK 290 PAGE 860

19750220000007980 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/20/1975 12:00:00AM FILED/CERT

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 ~~we~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (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:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 and seal 's , this 28th day of February 1972 .

WITNESS:

Ralph W. Burke
Ralph W. Burke

Jewel K. Burke
Jewel K. Burke

Miss Janice 1144
Ruth 2, BR 13-X
RETURN TO Monroeville

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

50
195
3.45

19750220000007980 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/20/1975 12:00:00AM FILED/CERT

State of Alabama

Shelby COUNTY

General Acknowledgment

I, undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ralph W. Burke and wife Jewel K. Burke
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 28th day of

February A.D., 1972

[Signature]
Notary Public

290 PAGE 861
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB 20 PM 3:43
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS
SHOWN ABOVE
Conceded
JUDGE OF PROBATE

General Acknowledgment

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

Given under my hand and official seal this day of

A. D., 19

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, is 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, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of

19

Notary Public