

This instrument was prepared by

(Name) J. Sherrill Hancock

(Address) 1311- 2121 Building Birmingham, Alabama 35203

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

2603

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:

A part of the SE1/4 of NW1/4, Section 2, Township 24, Range 12 East lying south of the Montevallo-Calera Highway and west of the Montevallo-Jemison Road, more particularly described as follows: Begin at the southwest corner of said SE1/4 of NW1/4 and run thence easterly along the south boundary of said SE1/4 of NW1/4 a distance of 87 1/2 feet to land heretofore conveyed to the grantees herein; thence run north along the west line of said Nix land 170 feet, more or less to the south line of the Montevallo-Calera Highway; thence westerly along the south right of way line of said Highway 87 1/2 feet to the west line of SE1/4 of NW1/4 of said Section 2; thence south along the west line of said SE1/4 of NW1/4 a distance of 170 feet more or less to the point of beginning of the land herein conveyed.

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Shelby Cnty Judge of Probate, AL
02/20/1975 12:00:00AM FILED/CERT

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.

STATE OF ALABAMA
SHELBY COUNTY
IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 2nd day of August, 1974.

(Seal)

James A. Nix

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

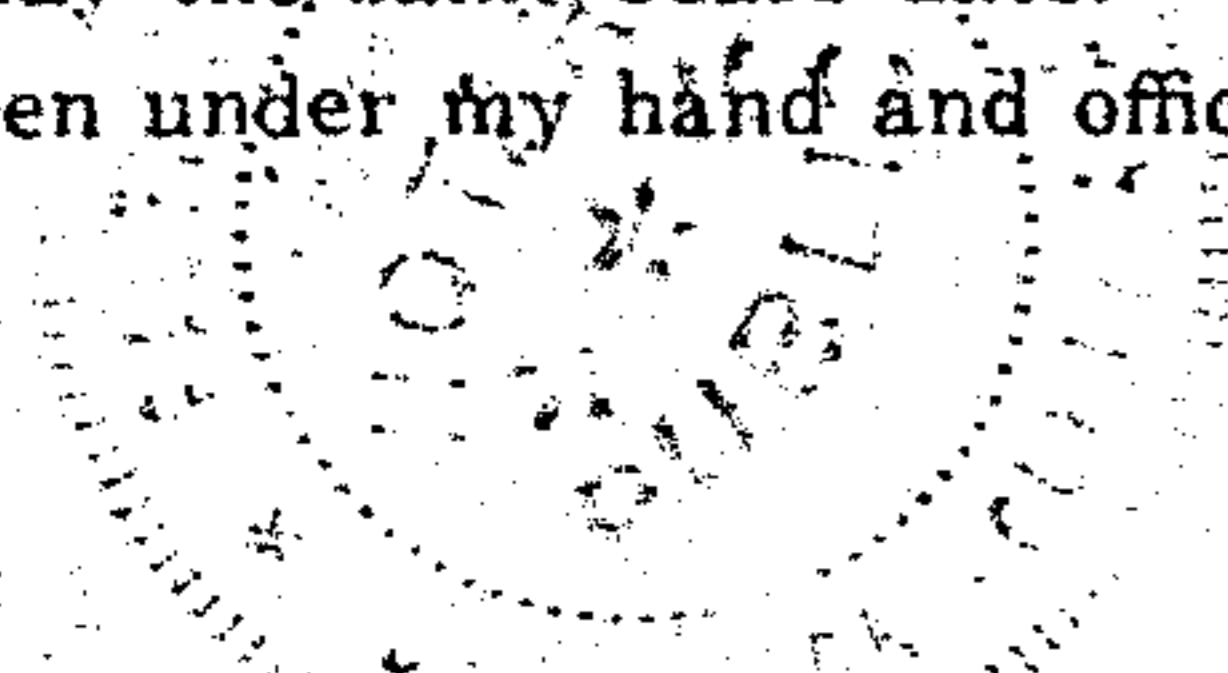
STATE OF ALABAMA
SHELBY COUNTY

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



Notary Public