

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: *2602*

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 all that part of 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: As a point of reference begin at the southwest corner of said SE1/4 of NW1/4; thence easterly along the south boundary of said SE1/4 of NW1/4 a distance of 871/2 feet to the point of beginning of the land herein conveyed; thence in a northerly direction and parallel with the west boundary of said SE1/4 of NW1/4 a distance of 170 feet, more or less, along the east line of a strip heretofore conveyed to grantors herein, and to the south line of Montevallo-Calera Highway; thence in an easterly direction along the south boundary of said Highway 871/2 feet; thence in a southerly direction parallel with the west boundary of said SE1/4 of NW1/4 a distance of 170 feet, more or less, to the south boundary of said SE1/4 of NW1/4; thence in a westerly direction along the south boundary of said SE1/4 of NW1/4 a distance of 871/2 feet to the point of beginning.

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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

day of _____, 19_____

NOTARIAL SEAL
STATE OF ALABAMA
SHELBY COUNTY
JAN 26 1975
U.C.C. FILER NUMBER OR
REC. BK. PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

(Seal) _____ (Seal)
James A. Nix
(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