

This instrument was prepared by

1005

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand, Nine Hundred and no/100 DOLLARS
and mortgage of even date

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Howell Pryor Murphree and wife, Anna Ruth Murphree
(herein referred to as grantors) do grant, bargain, sell and convey unto
Herman Sperguson Nix and wife, Mary McNaron 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:

A lot in the NE¼ of Sec. 22, T-21-S, R-1-E, described as follows:
Commence at the Northeast corner of Sec. 22, T-21-S, R-1-E; thence run West along
the North line of said Section a distance of 1054.21 feet; thence turn an angle of
76 deg. 17 min. 00 sec. to the left and run a distance of 49.97 feet to the South
R/W line of Shelby County Hwy. No. 30, and the point of beginning; thence continue in
the same direction a distance of 191.25 feet; thence turn an angle of 30 deg. 27 min.
37 sec. to the right and run a distance of 94.41 feet; thence turn an angle of 82 deg.
54 min. 11 sec. to the left and run a distance of 344.52 feet to a point on the North
R/W line of Shelby County Hwy. No. 61; thence turn an angle of 89 deg. 38 min. 15 sec.
to the left and run along said Hwy. R/W a distance of 690.00 feet; thence turn an angle
of 71 deg. 56 min. 33 sec. to the left and run along said R/W line a distance of 100.00
feet, to a point on the South R/W line of Shelby County Hwy. No. 30' thence turn an
angle of 69 deg. 40 min. 10 sec. to the left and run along said R/W line a distance
of 610.71 feet to the point of beginning. Situated in the Northeast Quarter of SEC. 22,
T-21-S, R-1-E, Shelby County, Alabama, and containing 5.27 acres.

BOOK 291 PAGE 809



19750421000019360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/21/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
INSTRUMENT WAS FILED
1975 APR 21 AM 8:00
Reed Jrd 9:00
Counsel M. J. Fowler

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 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, we have hereunto set our hand(s) and seal(s), this 18th
day of April, 1975.

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

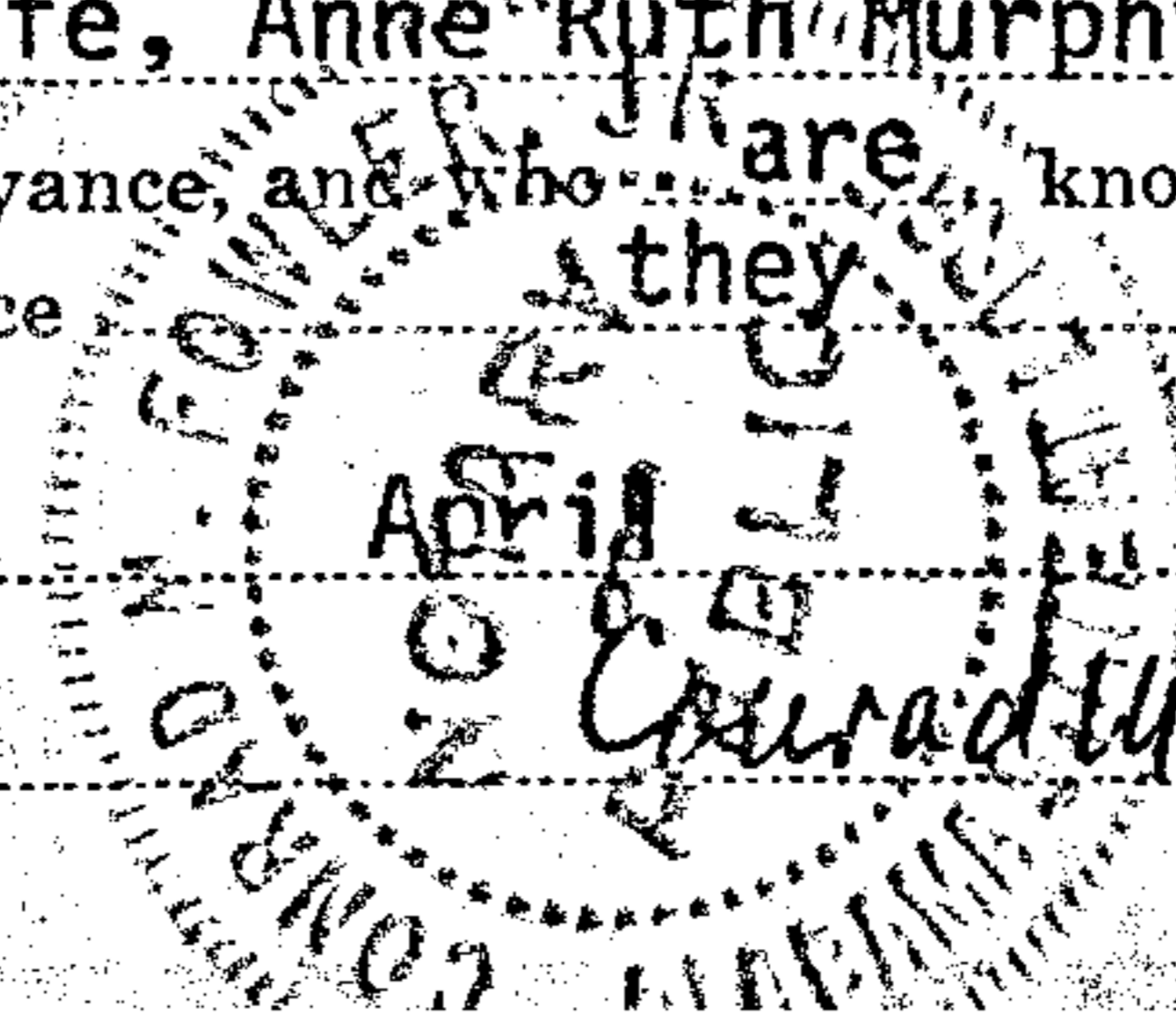
Howell Pryor Murphree (Seal)
Anna Ruth Murphree (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Howell Pryor Murphree and wife, Anne Ruth Murphree
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 18th day of April, A. D., 1975.



Howard E. Fowler, Jr.
Notary Public.