

THIS INSTRUMENT PREPARED BY:

Daniel M. Spitler, Attorney  
1200 City National Bank Building  
Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

*See Mtg 349-354*

That in consideration of Thirty Thousand and No/100-----DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

C. B. Burnett and wife, Norma Lee M. Burnett

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles M. Nix and wife, Betty Jean 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:

From the Northeast corner of the S-1/2 of the NW-1/4 of the SW-1/4 of Section 18, Township 20 South, Range 2 West, run Southerly along the East boundary line of the said S-1/2 of the NW-1/4 of the SW-1/4 of Section 18, Township 20 South, Range 2 West 616.52 feet to a point in the center of a dirt road; thence turn an angle of 102° 43' to the right and run Northwesterly along the center of said dirt road for 292.5 feet; thence turn an angle of 05° 49' to the left and continue Northwesterly along the center of said dirt road 68.7 feet to the point of beginning of the land herein described; thence continue Northwesterly along the center of said dirt road for 210.0 feet to a point on the center line of Fungo Public Road; thence turn an angle of 105° 45' to the right and run Northeasterly along the center of said Fungo Public Road for 110.0 feet; thence turn an angle of 74° 15' to the right and run Southeasterly for 210.0 feet; thence turn an angle of 105° 45' to the right and run Southwesterly 110.0 feet to the point of beginning. This land being a part of the S-1/2 of the NW-1/4 of the SW-1/4 of Section 18, Township 20 South, Range 2 West. Excepting, however, from the above described land the right of way of the Fungo Public Road as now located.

\$27,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1975100600005460 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/06/1975 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 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:

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 and seal, this 2nd day of October, 1975

WITNESS:

*C B Burnett*  
C. B. Burnett

*Norma Lee M Burnett*  
Norma Lee M. Burnett

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. B. Burnett and wife, Norma Lee M. Burnett whose names 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 2nd day of October A. D., 19 75.

*Daniel M. Spitler*  
Notary Public