## 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 19749 349-354
Thirty Thousand and No/100----That in consideration of **DOLLARS** 

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

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

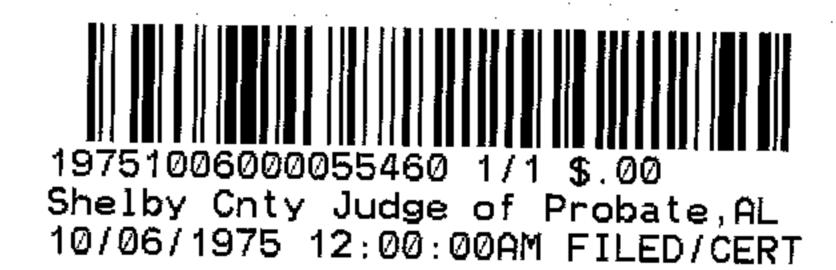
(herein referred to as grantors) do grant, bargain, sell and convey unto

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 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.



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 curvivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent Sremainder 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. have hereunto set we day of

hand and seal our

2nd this

WITNESS:

October

, 1975

Norma Lee M.

State of ALABAMA

General Acknowledgement

**JEFFERSON** 

COUNTY

the undersigned , a Notary Public in and for said County, in said State, Lee M. Burnett C. B. Burnett and wife, Norma

are

they

hereby certify that signed to the foregoing conveyance, and who whose names are me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

known to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this

2nd day of October

Notary Public

FORM #ATC-3