

NAME SANDRA CRUMP

ADDRESS 101 South 21st Street, Birmingham, Alabama

WARRANTY DEED (Without Survivorship)

19761206000117020 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/06/1976 12:00:00 AM FILED/CERT

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Fifteen Thousand Five Hundred Dollars and no/100 - - - DOLLARS
and a 2nd Purchase Money Mortgage in the amount of \$4,500.00.
to the undersigned grantor Jack M. Nix an unmarried man

in hand paid by Jerry Claude Hawk an unmarried man

the receipt whereof is acknowledged the said Jack M. Nix an unmarried man

do grant, bargain, sell and convey unto the said Jerry Claude Hawk an unmarried man

the following described real estate, situated in Shelby County, Alabama,

to-wit:

Commence at the SE corner of the SW $\frac{1}{2}$ of the NE $\frac{1}{2}$ of Section 28, Township 19, South, Range 2 East; thence run West 25.7 feet to the West line of the Brooks lot; thence North 5 degrees 10' East a distance of 397.48 feet to the NW corner of the Brooks lot; thence South 84 degrees 50' East along the North line of the Brooks lot a distance of 329.0 feet to the West right-of-way line of a county road, more commonly known as the Old Harpersville-Sterrett Road; thence north 2 degrees 35 minutes West along the West right of way line of said road 158.9 feet; thence North 9 degrees 20 minutes West along the West right of way line a distance of 209.0 feet to the point of beginning; thence North 12 degrees 14' West along the West right-of-way line of said County Road a distance of 314.5 feet; thence North 89 degrees 40' West a distance of 209.0 feet; thence South 12 degrees 14' East a distance of 314.5 feet thence south 89 degrees 40' East a distance of 209.0 feet to the point of beginning; situated in the NE $\frac{1}{2}$, Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. ad valorem taxes due Oct. 1 1976 which grantee herein assumes and agrees to pay.
2. Easements to Alabama Power Company in Deed Book 129, page 164, Deed Book 160, page 420 and Deed Book 199, Page 432.

Jack M. Nix is the surviving grantee of that certain deed recorded in Vol 201 Page 80. The other grantee therein Mary Dyer Nix is deceased, having passed away 11-6-1975.

TO HAVE AND TO HOLD, To the said Jerry Claude Hawk an unmarried man and his heirs and assigns forever.

And I do, for me and for my heirs, executors and administrators, covenant with the said Jerry Claude Hawk an unmarried man and his

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs,

executors and administrators shall warrant and defend the same to the said Jerry Claude Hawk an unmarried man and heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal

this 18th day of August

19 76 .

WITNESSES

Jack M. Nix
Jack M. Nix an unmarried man

