

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

7679



19770419000036630 1/3 \$.00
Shelby Cnty Judge of Probate, AL
04/19/1977 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twelve Thousand Five Hundred Dollars (\$12,500.00), to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Will D. Nix and wife, Lorraine Nix; Lydia N. Anderson, a widow; Edgar Roy Nix and wife, Mary Junita Nix; Mack Aron Nix and wife, Lurlene Nix; John W. Nix and wife, Cherry Lou Nix; George Archie Nix and wife, Faye Nix; Lula Mae Sherrer and husband, Bobby E. Sherrer; and James Leon Nix and wife, Betty Joyce Nix; (herein referred to as grantors), grant, bargain, sell and convey unto Peggy Nix, (herein referred to as grantee), our undivided interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 22 South, Range 3 West lying East of Shelby County Road 15, more particularly described as follows: Commence at the southeast corner of the Northeast quarter of the Southwest quarter of said Section, Township, and Range, and run thence North along the East boundary of said quarter-quarter section 986.52 feet for the point of beginning of the tract of land herein conveyed. Continue thence North along said East boundary of said quarter-quarter section 328.84 feet; thence to the left at an angle of 88 degrees 43 minutes westwardly 1264.28 feet to a point on the East boundary of Shelby County Road No. 15; thence to the left at an angle of 96 degrees 50 minutes 05 seconds southwardly along said East boundary of said right of way 329.46 feet; thence to the left at an angle of 88 degrees 12 minutes 07 seconds eastwardly 1243.98 feet to the point of beginning, containing 9.46 acres more or less and subject to the easements, rights of ways, and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of April, 1977.

BOOK 304 PAGE 851

Will D. Nix

L. Nix

J. Nix

Will D. Nix (SEAL)
Will D. Nix

Lorraine Nix (SEAL)
Lorraine Nix

Edgar Roy Nix (SEAL)
Edgar Roy Nix

Mary Junita Nix (SEAL)
Mary Junita Nix

Lydia N. Anderson (SEAL)
Lydia N. Anderson

Mack Aron Nix (SEAL)
Mack Aron Nix

Lurline Nix (SEAL)
Lurline Nix

John W. Nix (SEAL)
John W. Nix

Cherry Lou Nix (SEAL)
Cherry Lou Nix

George Archie Nix (SEAL)
George Archie Nix

Faye Nix (SEAL)
Faye Nix

Lula Mae Sherrer (SEAL)
Lula Mae Sherrer

Lobby Sherrer (SEAL)
Lobby Sherrer

James Leon Nix (SEAL)
James Leon Nix

Betty Joyce Nix (SEAL)
Betty Joyce Nix

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STATE OF TEXAS
Harris COUNTY

I, Cosette Briggs a Notary Public in and for said County, in said State, hereby certify that Will D. Nix and wife, Lorraine Nix; Edgar Roy Nix and wife, Mary Junita Nix; and Lydia N. Anderson, a widow; 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 15th day of April A. D. 1977.

Cosette Briggs

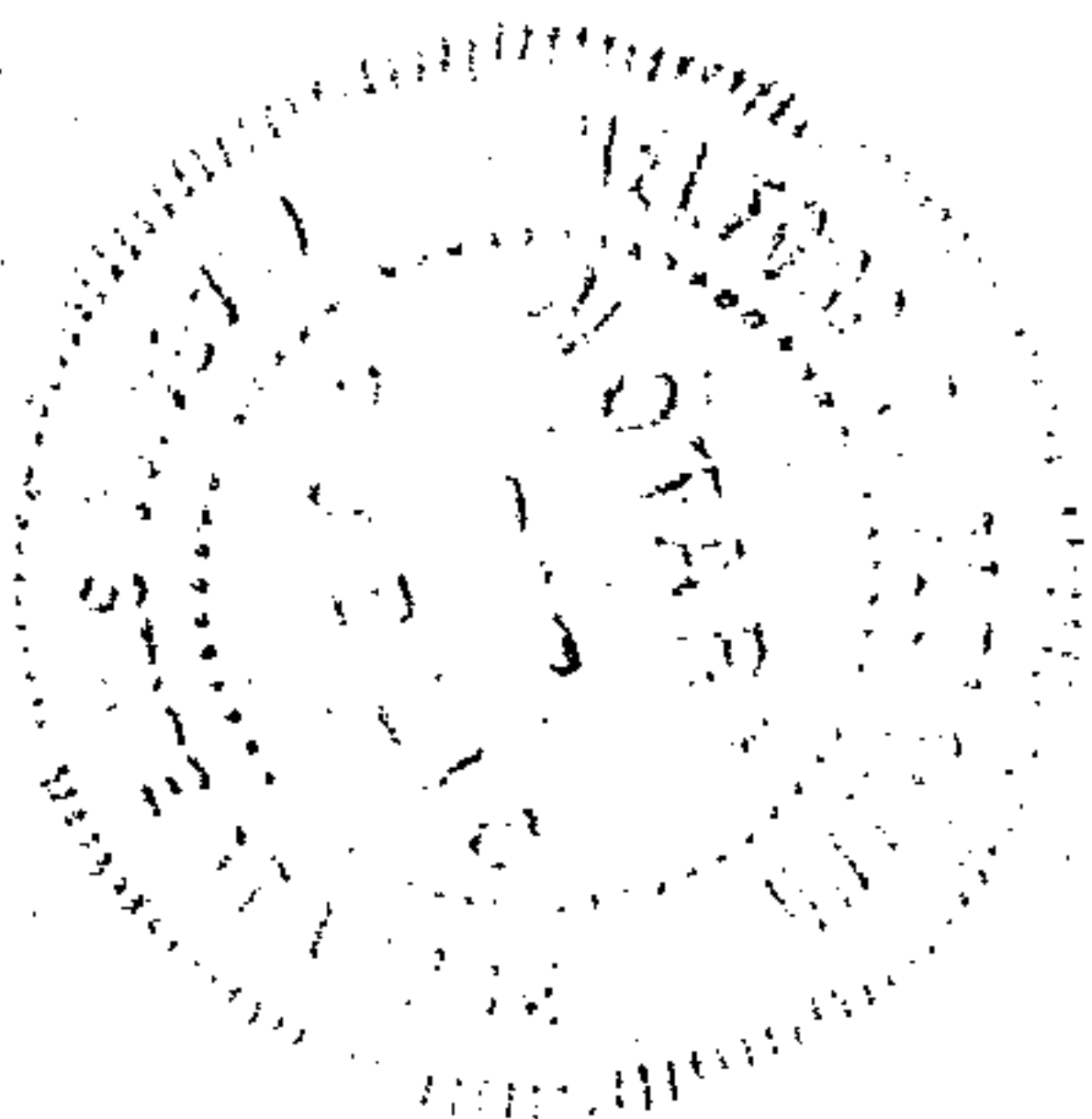
COSETTE BRIGGS
S. S. 453-84-3923
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1977
7-15-77

STATE OF ALABAMA
SHELBY COUNTY

I, Melford O. Cleveland, a Notary Public in and for said County, in said State, hereby certify that Mack Aron Nix and wife, Lurlene Nix; John W. Nix and wife, Cherry Lou Nix; George Archie Nix and wife, Faye Nix; Lula Mae Sherrer and husband, Bobby E. Sherrer; and James Leon Nix and wife, Betty Joyce Nix; 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 9th day of April, A. D. 1977

Melford O. Cleveland
Notary Public



19770419000036630 3/3 \$.00
Shelby Cnty Judge of Probate, AL
04/19/1977 12:00:00AM FILED/CERT

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BOOK

This instrument was prepared by Melford O. Cleveland, Attorney
Montevallo, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
Ad Jax #12.50
77 APR 19 PM 3:45 *Rec. 11.50*
Thomas A. Sherrill, Jr. 1.00
JUDGE OF PROBATE
\$24.50