

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

7681

19770419000036710 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 Twentytwo Thousand Three Hundred Fifteen Dollars (\$22,315.00), to the undersigned grantors, in hand paid by the GRANTEES 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 Peggy Nix, a widow, (herein referred to as grantors) do grant, bargain sell and convey unto James Leon Nix and wife, Betty Joyce 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, our undivided interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

A portion of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 16, Township 22 South, Range 3 West, more particularly described as follows: Begin at the N.W. corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the said Section, Township, and Range, and run Southerly along the West side of the said W $\frac{1}{2}$ for 2134.84 ft. to the North side of the George Nix land described in Deed Book 165, page 97, then turn an angle of 90°35'53" left and run Easterly along the North side of the George Nix land for 146.26 to an existing iron, then turn an angle of 89°57'14" right and run Southerly along the East side of the George Nix land for 26.47 ft. to the North side of the Bob Sherrer land as described in Deed Book 176, page 7, then turn an angle of 130°35'12" left and run 42.75 ft. along the North side of the Bob Sherrer land to the N.W. corner of the Bliss Nix land described in Deed Book 168, page 90, then continue along the same line Easterly along the North side of the Bliss Nix land for 100.00 ft. to the N.E. corner of the Bliss Nix land, then turn an angle of 90°00' to the right and run Southeasterly along the East side of the Bliss Nix land for 165.29 ft. to a point on the N.W. 80 ft. right of way of State Highway 119, then turn an angle of 90°00' left and run Northeasterly along the said right of way for 262.05 ft. to an existing iron, then turn an angle of 90°00' left and run Northwesterly 33.45 ft. to an existing iron, then turn an angle of 40°53'55" right and run Northerly for 1932.34 ft. to a point on the North side of the said W $\frac{1}{2}$ of the SE $\frac{1}{4}$, then turn an angle of 83°23'04" left and run Westerly along the North side of the said W $\frac{1}{2}$ for 526.54 ft. to point of beginning, containing 25.89 acres more or less. The above parcel contains a portion of that land described in Deed Book 187 page 255, and is subject to Ala. Power Co. right of way.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their 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

Will D. Nix

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 hands and seals this 9th day of April, 1977.

Will D. Nix (SEAL) Lorraine Nix (SEAL)
Will D. Nix Lorraine Nix

Edgar Roy Nix (SEAL) Mary Junita Nix (SEAL)
Edgar Roy Nix Mary Junita Nix

Lydia N. Anderson (SEAL)
Lydia N. Anderson

Mack Aron Nix (SEAL) Lurlene Nix (SEAL)
Mack Aron Nix Lurlene Nix

John W. Nix (SEAL) Cherry Lou Nix (SEAL)
John W. Nix Cherry Lou Nix

George Archie Nix (SEAL) Faye Nix (SEAL)
George Archie Nix Faye Nix

Lula M. Sherrer (SEAL) Bobby Sherrer (SEAL)
Lula Mae Sherrer Bobby Sherrer

Peggy Nix (SEAL)
Peggy 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

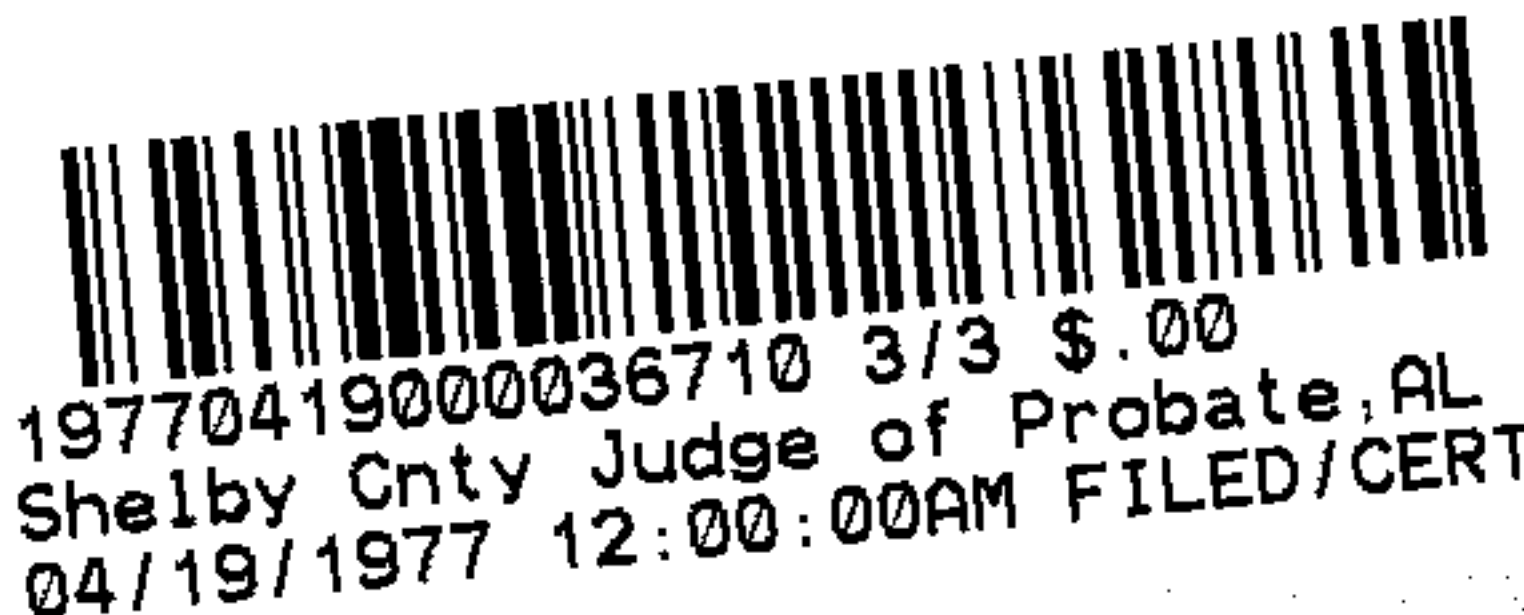
COSETTE BRIGGS
S. S. 453-84-3923
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1977
7-15-

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 Peggy Nix, 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 9th day of April A. D. 1977.

Melford O. Cleveland
Notary Public



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

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

APR 19 1977 PM 3:48

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Ac. 10.50
Grd 1.00
\$ 34.00

BOOK 304 PAGE 859