

This instrument was prepared by

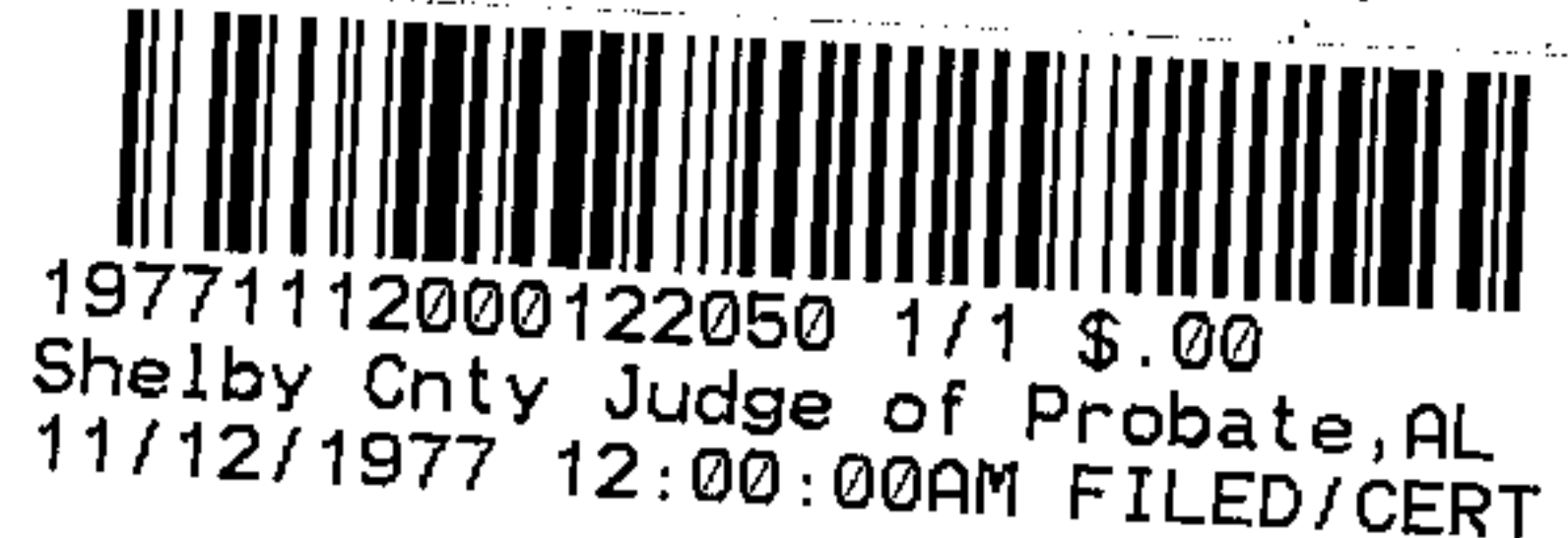
(Name) Wallace, Ellis, Head & Fowler, Attorneys

4299

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) & other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John W. Nix and wife, Cherry Farley Nix; Irene R. Arnold, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John W. Nix and wife, Cherry Farley Nix; and Irene R. Arnold, a widow

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A perpetual easement and right of way for road purposes and installation of utilities over and along the hereinafter described property situated in Shelby County, Alabama, which said land is more particularly described as follows:

Commence at the NW corner fo the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 22, Range 3 West as the same was located by William J. Egan, Jr. by survey dated January 18, 1977, and run thence in an Easterly direction along the Northern boundary of said Quarter Quarter Section to the Eastern right of way line of Shelby County Road No. 15 and the point of beginning hereof; thence turn to the left and run Northerly along the Eastern boundary of Shelby County Road No. 15 a distance of 52.34 feet to a point; thence turn to the right and run Easterly a distance of 1545.33 feet along a fence line to a point on the Western boundary of the John and Cherry Nix property; thence turn an angle of 90 deg. to the right and run Southerly a distance of 52.34 feet, more or less, to a point on the Northern boundary of the Quarter Quarter Section line, as located by the survey of William J. Egan, Jr. dated January 18, 1977; thence turn to the right and run Westerly 1545.33 feet to point of beginning; situated in Section 16, Township 22, Range 3 West, Shelby County, Alabama.

It is the purpose hereby to create a perpetual easement which shall run with the land in favor of grantees, individually, and their heirs, successors, and assigns, forever, for the purpose of a common road between and in favor of the land owned by grantees and grantors, it being understood that the grantee, Irene R. Arnold, and the grantee, John W. Nix and Cherry Farley Nix, shall each share in the control and exercise of the right and use of said property, and each of said parties shall have the right to use the same for egress and ingress to and from their respective parcels in favor of themselves and their heirs, successors, and assigns, forever, each party reserving the right that should they sell at any time in the future all or any part or parcel of their respective parcels of land, that they shall each have the right to assign the right to use said road to such person or persons as they may desire, retaining the right in favor of themselves, their heirs, successors and assigns to use the same on any remaining property which any of said grantees may own.

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

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, unless otherwise noted above; 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 hands(s) and seal(s), this 5th day of November, 1977.

(Seal)

1977 NOV 12 AM 11:30 (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

Recd 30
Rev. 2.50
Ind. 1.00
4.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Nix and wife, Cherry Farley Nix; and Irene R. Arnold whose name s 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 5th day of November, A. D., 1977.

John W. Nix

Seal C. Boat

y Public.