WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19790529000065330 1/3 $.00
Shelby Cnty Judge of Probate,AL
05/29/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

1114

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twelve thousand five hundred and no/100 ---------- DOLLARS to the undersigned grantor or 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, Fay Nix; Lula Mae Sherrer and husband, Bobby E. Sherrer; Peggy Nix, a widow, and James Leon Nix and wife, Betty Joyce Nix

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

James Edwin Czeskleba and wife, Karen Nix Czeskleba

(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 in Shelby County, Alabama, to-wit:

Begin at the S.E. corner of the NE¼ of the SW¼ of Section 16, Township 22 South, Range 3 West and run Northerly along the East side of the said quarter-quarter for 328.84 ft. to the point of beginning. Then continue along the last described course for 328.84 ft., then turn an angle of 88 deg. 40 min. 39 sec. to the left and run westerly for 1241.17 ft. to a point on the east right of way of Shelby County Road No. 15, then turn an angle to the left and run southerly along the said R.O.W. for 328.44 ft. more or less to a point more particularly described by turning an angle of 91 deg. 28 min. 15 sec. to the left and running southerly along a chord of said R.O.W. for 328.44 ft., then turn an angle of 88 deg. 30 min. 45 sec. to the left and run easterly for 1240.34 ft. back to the point of beginning.
The above described parcel contains 9.36 acres and is subject to the easements, rights of ways, and restrictions of record.

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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 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 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 and seals this 26th day of May, 19 79.

W. E. N. J.

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

Lydia N. Anderson (SEAL) — Reggy Nix (SEAL)

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

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

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

George Archie Nix (SEAL) — Fay Nix (SEAL)

Lula Mae Sherrer (SEAL) — Bobby E. Sherrer (SEAL)

James Leon Nix (SEAL) — Betty Joyce Nix (SEAL)

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State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Will D. Nix and wife, Lorraine 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 26th day of May, 1979.

Notary Public

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edgar Roy Nix and wife, Mary Junita 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 26th day of May, 1979.

Notary Public

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lydia N. Anderson, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, 1979.

Notary Public

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy Nix, a widow; Mack Aron Nix and wife, Lurlene Nix; John W. Nix and wife, Cherry Lou Nix; George Archie Nix and wife, Fay 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 26th day of May, 1979.

Notary Public

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STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
79 MAY 29 AM 9:18
JUDGE OF PROBATE

| | |
|---|---|
| deed tax | 12.50 |
| rec. | 11.50 |
| ind | 1.00 |
| | 25.00 |

19790529000065330 3/3 $.00
Shelby Cnty Judge of Probate,AL
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