

This instrument was prepared by

(Name) Daniel M. Spitler
 (Address) 1970 Chandalar South Office Park
 Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
 Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation



19800513000052910 Pg 1/1 .00
 Shelby Cnty Judge of Probate, AL
 05/13/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED

326

STATE OF ALABAMA }
 SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand and no/100-----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Winston Adams Nixon and wife, Lois Reach Nixon, and Winston Adams Nixon
 Administrator of the Estate of Helen A. Nixon.

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

Roger Dale Massey

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

Lot #63 according to the Survey of Siluria Mills as prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the Northerly right-of-way of 3rd Avenue East and the Westerly right-of-way line of Fallon Avenue said right-of-way lines as shown on the Map of the Dedication of the Street and Easements, Town of Siluria, Alabama; thence northwesterly along said right-of-way line of 3rd Avenue East for 192.44 feet to the point of beginning; thence 89 deg. 58 min. 33 sec. right and run northeasterly for 207.05 feet thence 132 deg. 46 min. 22 sec. left and run southwesterly for 108.98 feet thence 47 deg. 13 min. 28 sec. left and run southwesterly for 133.00 feet to a point on the north right-of-way line of 3rd Avenue E; Thence 89 deg. 58 min. 33 sec. left and run southeasterly along said right-of-way line of 3rd Avenue East for 80.00 feet to the point of beginning.

Subject to easements and restrictions of record.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this X 30TH
 day of April, 19 80

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1980 MAY 13 AM 9:42

JUDGE OF PROBATE

(SEAL)
 Recd - 200
 Rec - 150
 Del 100
 450

Winston Adams Nixon (SEAL)
 Winston Adams Nixon

Lois Reach Nixon (SEAL)
 Lois Reach Nixon

Winston Adams Nixon (SEAL)
 Winston Adams Nixon, Administrator of
 Estate of Helen A. Nixon

STATE OF ALABAMA }
 SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County,
 in said State, hereby certify that Winston Adams Nixon and wife, Lois Reach Nixon, and
 Winston Adams Nixon, as the Administrator of the Estate of Helen A. Nixon

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 30th day of April, A.D. 19 80

Notary Public
 Notary Public