

This instrument prepared by

(Name) John P. Nix
5132 Kirkwall Lane
(Address) Birmingham, AL 35243



This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

SS7

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of (\$1.00) One and no/100-----DOLLARS

and Other Good and Valuable Considerations

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

John P. Nix and wife, Jane T. Nix

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

Jane T. Nix

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

Shelby

20,00
19810716000077880 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/16/1981 00:00:00 FILED/CERTIFIED

Lot 11, Block 1, according to the survey of Kirkwall as recorded
in Map Book 6, Page 152, in the Probate Office of Shelby County,
Alabama.

Subject to easements, exceptions, restrictions, reservations and
liens of record.

PAGE 98
333 BOOK

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

day of March, 19 81

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

1981 JUL 16 AM 11:01

(SEAL)

John P. Nix

(SEAL)

Thomas A. Snowdon (SEAL)
JUDGE OF PROBATE
Deed 20.00
Rec. 1.50
Lnd. 1.00 (SEAL)

22.50

Jane T. Nix

(SEAL)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, *J. Marie Maggio*,
in said State, hereby certify that

a Notary Public in and for said County,

John P. Nix and wife, Jane T. Nix

whose name(s) signed to the foregoing conveyance, and who known to me, acknowledged before me on this day,
that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of

March

A.D. 19 81.

Jane T. Nix
300 Century Park Dr.
Bham. Al. 35226

J. Marie Maggio
Notary Public