

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(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 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,

David F. Montgomery and wife, Vivian A. Montgomery

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

H. M. Nixon

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

Lots 34 and 35 in Coosa River Estates, situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 12, Township 24, Range 15 East, Shelby County, Alabama, map of said Coosa River Estates being recorded in Map Book 4, page 67, in the Probate Office of Shelby County, Alabama.

EXCEPTING the coal, iron ore and other minerals in, on and under said land.

(The above lots to be considered one parcel of land).

BOOK 337 PAGE 723

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 9 day of February, 1982.

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

1982 FEB 10 AM 11:04

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David F. Montgomery and wife, Vivian A. Montgomery 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 9 day of February, A. D., 1982.

Rt. 1 Box 46-AA

St. 11

Frank Ellis

Public.