

(Name) W. A. 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 Four 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:

Lot Number 6 in Block No. 3 of Pine Grove Camp according to the survey of said Pine Grove Camp, a Map of which is on file in the Probate Office of Shelby County, Alabama, and being situated in the Southeast quarter of the Southeast quarter of Section 12, Township 24, Range 15 East, Shelby County, Alabama except mineral and mining rights, and also excepting those water rights heretofore conveyed to the Alabama Power Company by Deed recorded in Deed Book 52 at page 176 in the Office of the Judge of Probate of Shelby County, Alabama, and also subject to Power line Easements to Alabama Power Company. With all appurtenants thereupon.

BOOK 337 PAGE 122

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, 19 82.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1982 FEB 10 AM 11:04

JUDGE OF PROBATE

deed tax - 4.00

(Seal)

(Seal)

(Seal)

David F. Montgomery (Seal)

Vivian A. Montgomery (Seal)

Vivian G. Montgomery (Seal)

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., 19 82.

Frank Elsh  
Notary Public.

At. 1 Box 46-AA  
Shelby, Ala - 35143