

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Six Thousand and No/100 - - - - - DOLLARS

to the undersigned grantor Carolyn Poole

in hand paid by William H. Nix and wife, Jon Ellen Nix

the receipt whereof is acknowledged I the said Carolyn Poole, an unmarried single woman

do grant, bargain, sell and convey unto the said William H. Nix and wife, Jon Ellen Nix

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 14,, Township 21 South, Range 3 West, Shelby County, Alabama, thence run Southerly along the West line of said Section 14, 1,740.0' to a point, thence turn an angle of 90 degrees 0 minutes left and run Easterly 119.70' to a point, thence turn an angle of 64 degrees 18 minutes right and run Southeasterly 60.35' to the point of beginning of the property being described: thence continue along last described course 60.35' to a point, thence 64 degrees 09 minutes left and run Easterly 504.50' to a point on the West Right of Way Line of Shelby County Highway Number 119, thence 78 degrees 04 minutes left and run Northerly along said Right of Way line 79.60' to a point, thence turn an angle of 106 degrees 31 minutes 06 seconds left and run Westerly 319.54' to a point, thence turn an angle of 5 degrees 15 minutes 33 seconds right and run Westerly 228.95' to the point of beginning, marked on the corners with iron pins.

\$6,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD Unto the said

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I lawfully seized in fee simple of said premises; that they are free from all encumbrances; except easements of record,

that I have a good right to sell and convey the same as aforesaid; that I will, and 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, I have hereunto set my hand and seal, this 26<sup>th</sup> day of April 1982.

WITNESSES:

Emmie D. Higginbotham

Larry Blankenship

Carolyn Poole (Seal.)  
(Carolyn Poole)

(Seal.)

(Seal.)

(Seal.)

FIRST BANK of ALABASTER

Alabaster, Alabama 35007

BOOK 339 PAGE 559

BOOK

BOOK 343 PAGE 258

BOOK

Return to: \_\_\_\_\_  
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10

William H. Nix and wife,  
Jon Ellen Nix

**WARRANTY DEED**

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

**County.**

**Office of the Judge of Probate**

I hereby certify that the within deed  
was filed in this office for record on  
the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and was duly re-  
corded in Volume \_\_\_\_\_ of Deeds  
at page \_\_\_\_\_, and examined.

**Judge of Probate.**

OF *Alabama* }  
*Shelby* COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carolyn Poole 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 26<sup>th</sup> day of April

*Emma S. Higginbotham* As Notary Public

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

1982 MAY -3 AM 8 51

1902 MAY  
Corrected Feed  
R. A. [illegible]  
JUDGE OF PROBATE

Recd 3.00  
Ind 1.00  

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4.00

1962 OCT 26 AM 8: 33

Corrected  
J. Thomas G. Downing,  
1877

Rec. 3.00  
Ind. 1.00  

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4.00

FIRST BANK of ALABASTER  
P. O. Box 246  
Alabaster, Alabama 35007