

This instrument prepared by
(Name) Warrace, Ellis, Head & Fowler, Attorneys
(Address) Columbiana, Alabama 35051

19830112000004640 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/12/1983 00:00:00 FILED/CERTIFIED

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 (\$2,000.00) 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 Nix and wife, Ann Nix; Alton Nix, an unmarried man

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

/ Eddie Nix

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

Our undivided interests in and to the following described property:

That part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 22 South, Range 3 West, described as follows: Begin at an Iron stake on the West right of way of the Montevallo and Dogwood public road and run in a Southerly direction along the West right of way a distance of 371.5 feet; thence in a Northwesterly direction a distance of 123 feet; thence in a Southwesterly direction a distance of 492.2 feet; thence North a distance of 660 feet; thence East a distance of 651 feet to point of beginning. Containing 6.25 acres.

The grantors warrant that Quintilla Nix, the former owner of the above described property, died intestate while a resident of Shelby County, Alabama on September 20, 1981; that said Quintilla Nix was an unmarried woman at the time of her death (a widow) who had only three children, namely, the grantors, David Nix and Alton Nix, and the grantee, Eddie Nix, and that said Quintilla Nix is not survived by any other children or descendants of deceased children.

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 25th
day of March, 19 82.

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

1982 JUN -1 AM 11:32

James A. Snowden, Jr.
JUDGE OF PROBATE

David Nix (Seal)
(David Nix)

Ann Nix (Seal)
(Ann Nix)

Alton Nix (Seal)
(Alton Nix)

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 Nix and wife, Ann Nix
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
on the day the same bears date.

Given under my hand and official seal this 25th day of March, A. D., 19 82

Notary Public.

(see reverse side for additional acknowledgment)

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

19830112000004640 Pg 2/2 .00
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STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alton Nix, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2 day of March, 1982.

Notary Public

RECEIVED
1983 JAN 12 PM 12:49
Re-Recorded

Thomas A. Shumaker
JUDGE OF PROBATE

Rec 3.00
Jud 1.00
4.00

BOOK 344 PAGE 580