

This instrument was prepared by

(Name) Joel C. Watson

784

(Address) P. O. Box 987

Alabaster, Alabama 35007

WARRANTY DEED



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS & OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William H. Nix and wife Jon Ellen Nix

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

(herein referred to as grantee, whether one or more), 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.

Subject to mortgage to Associates Financial Services Mortgage Book 418 Page 246 as recorded in Shelby County Probate Court.

Note: Jon Ellen Pool Nix is one and the same as Jon Pool Nix and Jon Ellen Pool
William Harbin Nix is one and the same as William H. Nix.
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 25th day of January, 19 83

Deed TAX 1.00
Rec 1.50
Jud 1.00
3.50

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

1983 APR 18 AM 9:36

Thomas A. Shauden, Jr.
JUDGE OF PROBATE

William H. Nix
William H. Nix

Jon Ellen Nix
Jon Ellen Nix

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, undersigned,
in said State, hereby certify that William H. Nix and Jon Ellen Nix

a Notary Public in and for said County,

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 25th day of January, A.D. 19 83

Patricia Ann Roberts
Notary Public