

This instrument was prepared by

(Name) Joel C. Watson

781

(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:

For a point of beginning commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 3 West, and run North along the west boundary of said forty acres of land 895.64 feet; thence turn an angle of 90 deg. to the right and run Easterly 119.7 feet; thence turn an angle of 63 deg. to the right and run in a Southeasterly direction 142.11 feet to the point of beginning of the land herein described; from said point of beginning continue to run in said Southeasterly direction 112.89 feet; thence turn an angle of 60 deg. and 43 minutes to the left and run in an Easterly direction 413.5 feet; more or less, to the West right of way line of the Siluria-Monteval Road; thence turn an angle of 79 deg. 56 minutes to the left and run along said right of way in a northeasterly direction for 100 feet; thence turn an angle of 100 deg. 04 minutes to the left and run in a Westerly direction 486.6 feet, more or less to the point of beginning of the land herein described, being a part of the SW 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 3 West, and containing 1.016 acres, more or less, situated in Shelby County, Alabama. 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.

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

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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 9:34

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

William H. Nix  
William H. Nix

Jon Ellen Nix  
Jon Ellen 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 William H. Nix and Jon Ellen 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, 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

Catherine Ann Roberts  
Notary Public

Form Ala

J. E. Nix  
P.O. Box 356  
Siluria, AL 35144