

(Name) Loring Jones, Attorney at Law

(Address) Montgomery Highway, Birmingham, Alabama

Form 1-1-5 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten dollars and other valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Johnnie Nixon, Jr., Pauline Nixon, George Bobby Nixon, Dorothy Nixon

(herein referred to as grantors) do grant, bargain, sell and convey unto

George Bobby Nixon and wife Dorothy Nixon

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Commence at the Northwest corner of the South-One-Half of the S.E.¼ of the S.W.¼ of Section 36, Township 20 South, Range 3 West, thence run Easterly and along the northline for a distance of 570.0' feet, thence turn 88°34'45" to the right for a distance of 210.0' feet, thence turn 88°34'45" to the left for a distance of 81.02' feet to the point of beginning. Thence continue along same line for a distance of 210.0' feet, thence turn 90°00' to the left for a distance of 130.0' feet, thence turn 90°00' to the left for a distance of 210.0' feet, thence turn 90°00' to the left for a distance of 130.0' feet to the point of beginning.

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

1983 JUN 23 PM 12:51

Deed tax 3.50  
Rec. 2.50  
Ind. 1.00  
7.00

The above signed grantors constitute all the heirs at law of Johnnie Nixon and wife Essie Nixon Deceased.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, have hereunto set hand(s) and seal(s), this 6th day of April, 1983

George Bobby Nixon (Seal)  
Johnnie Nixon Jr. (Seal)

Dorothy Nixon (Seal)  
Pauline Nixon (Seal)

STATE OF ALABAMA

Shelby COUNTY

Witness:

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnnie Nixon, Jr., Pauline Nixon, George Bobby Nixon, Dorothy Nixon, whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, A.D., 1983

Kimball Land Title Co., Inc. Notary Public  
20 B 26114  
21-35226