

1378

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This Form furnished by

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand and No/100 (\$20,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
of us,

Ronald E. Nix and wife, Gerrie C. Nix

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

Joseph R. Shahid

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

Lot 27, according to "Sunrise Cove" as shown by subdivision map recorded in
Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama.
EXCEPT one-half interest in mineral and mining rights.

Subject to easements and restrictions of record.

\$10,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

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 en-
cumbrances, 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 24th
day of March, 19 84

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

1984 MAR 28 AM 8 49

see Mtg 445-695
JUDGE OF PROBATE

(SEAL)

RONALD E. NIX

(SEAL)

(SEAL)

GERRIE C. NIX

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that Ronald E. Nix and wife, Gerrie C. 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 24th day of March, A.D. 19 84

[Signature]
Notary Public