

THIS INSTRUMENT PREPARED BY:
Robert E. Carter, Attorney
NAME: P. O. Box 9114
ADDRESS: Birmingham, Al 35213

Send Tax Notice To:
Frances Louise Nixon
8614 Second Court North
Birmingham, Alabama 35206

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand and no/100----- (\$17,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Louise W. Nixon, widow

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

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

PARCEL I

Lot 32, in Block 2, according to the Survey of Arden Park, as recorded in Map Book 10, Page 1, in the Probate Office of Jefferson County, Alabama.

PARCEL II

Lot 33, in Block 2, according to the Survey of Arden Park, as recorded in Map Book 10, Page 1, in the Probate Office of Jefferson County, Alabama.

Subject to all easements, restrictions, limitations and right of ways of record.

Subject to all taxes, charges and assessments.

Louise W. Nixon is the surviving Grantee of that certain deed recorded in Volume 4423, Page 498, the other Grantee, Jessie M. Nixon having died on the 11 day of May, 1977.

\$17,000.00 of the consideration recited above was from the proceeds of a purchase money 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 the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 31st day of October, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
NOV 1 1984 NOV -1 AM 9:38

Rec 250
100
350

x Louise W. Nixon
LOUISE W. MIXON (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louise W. Nixon, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, A. D., 1984.

J. E. Carter
Notary Public

Birney Hunt
Notary Public