

(Name) Mrs. Bertha Mae H. Nix
Route 5, Box 244
 (Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051

STATUTORY This instrument prepared without examination or certification of title.
 WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of compliance with the divorce judgment of the parties of even date, I
Consideration - \$500.00

~~to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, xx~~
~~xxxx,~~

EDDIE LEE NIX a/k/a EDDIE NIX, an unmarried man,

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

BERTHA MAE H. NIX, an unmarried woman,

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

That part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point of intersection with the Westerly right-of-way line of the Montevallo to Dogwood road, being Shelby County Highway #15; thence Southwesterly along said Westerly right-of-way line a distance of 204.31 feet to point of beginning of the parcel hereby conveyed; thence continue along last described course 180.00 feet; thence an angle right of 90° 51' and run Westerly 123.00 feet; thence an angle to the left of 57° 19' 12" and run Southwesterly 445.99 feet; thence right 122° 28' 19" and run Northerly 300.00 feet; thence right 69° 47' 18" and run Northeasterly 400.00 feet; thence right 46° 45' 37" and run Southeasterly 210.00 feet to point of beginning. Containing 2.84 acres, more or less, according to survey dated 11/12/84 by W. M. Varnon, Registered Land Surveyor #9324.

Subject to all easements, limitations and rights-of-way of record in the Office of the Judge of Probate of Shelby County, Alabama, and to ad valorem taxes for 1985 and subsequent years to be assessed in Grantee's name.

It being the Grantor's intention to convey all of his title and claim to the above described real estate, which is intended to be part of the real estate conveyed to him by that certain deed dated March 25, 1982 and recorded in Deed Book 340, at Pages 62 and 63, in the Office of the Judge of Probate of Shelby County, Alabama, as re-recorded in Deed Book 344, at Pages 579 and 580, in said Probate Records.

TO HAVE AND TO HOLD to the said grantee, his, her ~~xx~~ heirs and assigns forever.

~~And xx (we) do for ourselves, our heirs and assigns, and for our heirs, executors, administrators, assigns and assigns forever, with the said GRANTEE xx their heirs and assigns, that xx (we) do hereby convey, bargain, sell and convey, the above described premises, that they are free from all encumbrances, unless otherwise noted above, that xx (we) have a good right to sell and convey the same, and that xx (we) will and my (we) heirs, executors, administrators, shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons xx~~

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 14th
 day of November, 1984.

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

1984 NOV 15 PM 2:43

Deed tax

Rec. 2.50
Ind. 1.00

Eddie Lee 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 Eddie Lee Nix, an unmarried man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of November, 1984

James Standridge

Wade H. Morton Jr.
 Notary Public.

