

SEND TAX NOTICE TO:

(Name) Nixon Corporation, Inc.

(Address) 3010 Nixon Rd.
Bessemer, Al 35023

This instrument was prepared by

(Name) Mary A. Nixon

(Address) 3010 Nixon Rd., Bessemer, Al 35023

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and 00/100 (\$2000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

H.M. Nixon and Lula W. Nixon

(herein referred to as grantors) do grant, bargain, sell and convey unto
Nixon's Corporation, Inc.

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lots 34 and 35, in Coosa River Estates, situated in the SW1/4 of the SE1/4 in Section 12, Township 24, Range 15 East, Shelby County, Alabama map of said Coosa River Estates being recorded in Map Book 4, page 67, in the Probate Office of Shelby County, Alabama.

EXCEPTING the coal, iron ore and other minerals in, on and under said land. (The above lots to be considered one parcel of land).

BOOK 010 PAGE 712

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

1984 DEC -5 AM 8:52

Thomas A. Lowman, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ <u>2.00</u>
Deed Tax	<u>2.50</u>
Mineral Tax	<u>1.00</u>
Recording Fee	<u>5.50</u>
Index Fee	
TOTAL	\$ <u>5.50</u>

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this

day of , 19 84

WITNESS:

Mary Jean Nabua (Seal)

Charles F. Nixon (Seal)

Lelia Lee (Nixon) Eagle (Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned

hereby certify that H.M. Nixon

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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September A.D., 19 84

MY COMMISSION EXPIRES AUG. 7, 1985

Notary Public.