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
___Shelby___ COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ___Four thousand and no/100 --- Dollars (4,000.00)___ 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:

Lot Number 6 in Block No. 3 of Pine Grove Camp according to the survey of said
Pine Grove Camp, a map of which is on file in the Probate Office of Shelby
County, Alabama, and being situated in the Southeast quarter of the Southeast
quarter of Section 12, Township 24, Range 15 East, Shelby County, Alabama
except mineral and mining rights, and also excepting those water rights heretofore
conveyed to the Alabama Power Company by Deed recorded in Deed Book 52, at page
176 in the office of the Judge of Probate of Shelby County, Alabama, and also
subject to Power line Easements to Alabama Power Company. With all appurtenants
thereupon.

BOOK 010 PAGE 711

RECORDING FEES

Mortgage Tax	$_____
Deed Tax	4 00
Mineral Tax	_____
Recording Fee	2 50
Index Fee	1 00
TOTAL	$ 7 50

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

1984 DEC -5 AM 8:52

_____
JUDGE OF PROBATE

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_____.

WITNESS:

Myrtie Jean Nabors (Seal)   _H. M. Nixon_ (Seal)
Charles T. Nixon (Seal)   H.M. Nixon (Seal)
Lelia Lee (Nixon) Eagle (Seal)   _Lula W Nixon_ (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 ___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___

a Notary Public in and for said County, in said State,

Marilyn Dice Nixon Public.

MY COMMISSION EXPIRES AUG. 7, 1988