

1196

3.50

Central State Bank  
P. O. Box 180  
Calera, AL 35040

This instrument was prepared by

(Name) James M. Nix / Thompson, Alexander & Crews

(Address) P. O. Box 410 / Jackson, Mississippi 39205

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand and No/100's Dollars (\$4,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, MACK A. NIX and wife, LURLENE M. NIX

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

PAULINE S. BRANTLEY

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

Commencing at the southwest corner of the Northwest Quarter of the Southwest Quarter of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama; thence run North 66° 14' East a distance of 654.84 feet to a point being the point of beginning for the property herein conveyed; thence run South 88° 46' East a distance of 80.0 feet to a point; thence run North 10° 34' East a distance of 280.2 feet to a point on the southeast right-of-way of Shelby County Highway No. 89; thence run along the southeast right-of-way of said road to a point on the north line of that certain tract of land now owned by Bobby Joe Killingsworth; thence run in a westerly direction along the north line of the Bobby Joe Killingsworth tract approximately 317.17 feet to the northwest corner of the said Bobby Joe Killingsworth tract; thence run in a northerly direction along a fenceline to the point of beginning.

Grantor hereby reserves from this conveyance all oil, gas and other minerals in, on and under the above-described land.

Grantor agrees to pay all ad valorem taxes assessed against the above-described land for the current year.

This conveyance is subject to all rights-of-way, easements and other matters of record.

\$4,000.00 of the above consideration was paid from mortgage recorded 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 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, we have hereunto set OUR hands(s) and seal(s), this 8  
day of September, 19 86.

Mack A. Nix (Seal)  
MACK A. NIX

Lurlene M. Nix (Seal)  
LURLENE M. NIX

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

Mack A. Nix (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

1986 SEP 16 PM 5:29

Rec 250  
Ind. 100  
350

General Acknowledgment

I, David J. Adams, a Notary Public in and for said County, in said State,  
hereby certify that Mack A. Nix and wife, Lurlene M. Nix,  
whose names 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 8 day of September, A. D., 19 86

(SEAL)

David J. Adams  
Notary Public

My Commission Expires: \_\_\_\_\_