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GRANTEE'S ADDRESS:
Route 4, Box 758
Alabaster, Ala. 35007

This instrument was prepared by

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Attorneys at Law
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Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Two Thousand Five Hundred and no/100-----

to the undersigned grantor, **DENMAN CONSTRUCTION COMPANY, INC.,** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
CHARLES M. NIX and SUE NIX

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Part of the W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 22, Township 21 South, Range 1 East, Shelby
County, Alabama, being more particularly described as follows: From the
Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, run in a Westerly direction along
the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 417.50 feet to an existing
iron pin being the point of beginning; thence continue along last mentioned
course for a distance of 461.69 feet to an existing iron pin; thence turn
an angle to the right of 90 degrees 03 minutes and run in a Northwesterly
direction for a distance of 1,147.76 feet to an existing iron pin being
on the Southeasterly right-of-way line of Shelby County Road #61; thence
turn an angle to the right (58 degrees 05 minutes to chord) and run in a
Northeasterly direction for a distance of 294.08 feet; thence turn an angle
to the left of 2 degrees 49 minutes (from last mentioned chord line) and
run in a Northeasterly direction along said Southeast right-of-way line
for a distance of 232.44 feet to an existing iron pin; thence turn an angle
to the right of 123 degrees 53 minutes 36 seconds and run in a Southerly
direction for a distance of 1,435.42 feet, more or less, to the point of
beginning. Situated in Shelby County, Alabama. According to Survey of
Laurence D. Weygand, Reg. P.E. & L.S. #10373, dated October 10, 1986.
\$19,250.00 of the above recited purchase price was paid from a mortgage
executed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of October 19 86

ATTEST:

Deed TAX 3.50
Rec 2.50
Filed 1.00
7.00

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

1986 OCT 29 AM 9:58

STATE OF ALABAMA
COUNTY OF SHELBY

Rodney B. Denman, Jr.
JUDGE OF PROBATE

I, the undersigned authority,
State, hereby certify that **Rodney B. Denman**
whose name as **President of Denman Construction Company, Inc.,**
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

a Notary Public in and for said County in said



Given under my hand and official seal, this the 28th day of

October 19 86.

William R. Justice
Notary Public