

Send Tax Notice to:
James A. Nix
485 Highway 25 East
Montevallo, Al. 35115

This instrument was prepared by

(Name) Richard C. Godwin, Attorney
213 Gadsden Hwy. Ste. 221
(Address) Birmingham, Alabama 35235

1016

M/ 12,500.00

WITHOUT OPINION AS TO LEGAL TITLE
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR and other valuable consideration DOLLARS

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

Gladys M. Nix and husband, James A. Nix

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

Gladys M. Nix and James A. Nix

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

Shelby

County, Alabama to-wit:

A part of all that part of SE 1/4 of NW 1/4, Section 2, Township 24, Range 12 East, lying south of the Montevallo-Calera Highway and west of the Montevallo-Jemison Road, more particularly described as follows: As a point of reference begin at the southwest corner of said SE 1/4 of NW 1/4; thence easterly along the south boundary of said SE 1/4 of NW 1/4 a distance of 87 1/2 feet to the point of beginning of the land herein conveyed; thence in a northerly direction and parallel with the west boundary of said SE 1/4 of NW 1/4 a distance of 170 feet, more or less, along the east line of a strip heretofore conveyed to grantors herein, and to the south line of Montevallo-Calera Highway; thence in an easterly direction along the south boundary of said Highway 87 1/2 feet; thence in a southerly direction parallel with the west boundary of said SE 1/4 of NW 1/4 a distance of 170 feet, more or less, to the south boundary of said SE 1/4 of NW 1/4; thence in a westerly direction along the south boundary of said SE 1/4 of NW 1/4 a distance of 87 1/2 feet to the point of beginning.

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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, We have hereunto set our hand(s) and seal(s), this 14th day of March, 1989

WITNESS:

1. Dead Tax \$ 12.50 (Seal)
2. Mig. Tax (Seal)
3. Recording Fee 2.88 MAR 15 AM 11:46 (Seal)
4. Indexing Fee 1.00 (Seal)

TOTAL 16.38
STATE OF ALABAMA

JEFFERSON COUNTY

I, Marjorie B. Godwin

hereby certify that Gladys M. Nix and husband, James A. Nix whose name s 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 14th day of March, A. D., 1989

General Acknowledgment

Marjorie B. Godwin

Notary Public

commission expires: 12-22-89