

1251

WARRANTY DEED

2000

This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX Four
Montevallo, AL 35115-0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

✓ George A Nix
Mardis Ferry Rd
Columbiana, AL 35051
RT. 34-9-C

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of two thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Eddie Lee Nix and wife Gaylo G Nix, of BX 607, Montevallo, AL 35115, do grant, bargain, sell, and convey unto George A Nix, a married man, of Mardis Ferry Rd, Columbiana, AL 35051 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of $\frac{1}{4}$ 9, Twp 22S, R3W, more particularly described as: Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of $\frac{1}{4}$ 9, Twp 22S, R3W in Shelby County Alabama and run E along the N line of said $\frac{1}{4}$ 9 651 feet to a point of intersection with the westerly right of way line of the Montevallo to Dogwood Road; thence southwesterly along said westerly right of way line 204.31 feet; thence turn right 89°09' (interior angle) and run 210 feet; thence turn left 48°45'37" and run 400 feet; thence turn right 69°47'18" (interior angle) and run \pm 360 feet to the point of beginning.

Based on data recorded in deed book 344, pages 579-80 and a survey of W M Varnon, registered surveyor #9324, dated 12 November 1984.

The conveyed property forms no part of the homestead of any grantor hereof. Each grantor has other property which does form homestead.

To have and to hold to the said grantee, his, heirs and assigns forever.

We, Eddie Lee Nix and wife Gaylo G Nix, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 17 March 1989.

Witness:

Steven R. Sears

Steven R. Sears

Eddie Lee Nix (Seal)
Eddie Lee Nix

Gaylo G Nix (Seal)
Gaylo G Nix

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Eddie Lee Nix and wife Gaylo G Nix, whose names are signed to the foregoing conveyance, and who are (made) 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 17 March 1989.

Steven R. S. S. My Commission Expires 28 February 1990
Notary public



3-17-89 -

Paid in full
Eddie L Nix
Gaylo G Nix

BOOK 230 PAGE 931

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

89 MAR 20 AM 11:17

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$ <u>2.00</u>
2. Mig. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.10</u>
TOTAL	<u>8.10</u>