

SEND TAX NOTICE TO:

(Name) Jimmy Nix
(Address) 122 County Road
Chelsea, Alabama 35043

This instrument was prepared by

(Name) F. Wayne Keith
(Address) 2025 2nd Avenue, North
Birmingham, Alabama 35203

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twelve Thousand and no/100's DOLLARS

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

Sammy Bajalia, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy Nix and wife, Eva Mae 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:

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, SAMMY BAJALIA, A MARRIED MAN.

Commence at a capped pipe found in place at the NE corner of Section 5, Township 20 South, Range 1 West; thence run South along the East boundary of said Section, a distance of 2651.41 feet to the NE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 5; thence turn an angle of 90 degrees 19 minutes 13 seconds to the right and run along an accepted property line a distance of 1402.70 feet to a pine knot in a rock pile; thence turn an angle of 88 degrees 53 minutes 05 seconds to the left and run a distance of 366.0 feet to a point; thence turn an angle of 89 degrees 00 minutes to the left and run a distance of 390.0 feet to a point on the East line of a 30 foot private road easement; thence turn an angle of 83 degrees 48 minutes 54 seconds to the right and run along said easement a distance of 42.28 feet to a point; thence turn an angle of 1 degree 47 minutes 06 seconds to the right and continue along said easement a distance of 107.53 feet to a point; thence turn an angle of 3 degrees 07 minutes 35 seconds to the right and continue along said easement a distance of 94.69 feet to the point of beginning; thence continue along said easement and along the same line a direction a distance of 51.47 feet to a point; thence turn an angle of 2 degrees 59 minutes 33 seconds to the right and continue along said easement a distance of 192.18 feet to a point; thence turn an angle of 12 degrees 33 minutes 17 seconds to the left and continue along said easement a distance of 37.88 feet to a point 30 feet North of the centerline of County Highway 36; thence turn an angle of 85 degrees 35 minutes 12 seconds to the left and run along a line 30 feet from and parallel to said centerline of County Highway 36 a distance of 130.95 feet to a point; thence proceed along a curve to the right (concave Southerly and having a radius of 323.0 feet and a central angle of 22 degrees 50 minutes 36 seconds) an arc distance of 128.78 feet to a point being 30 feet North of the centerline of said County Highway 36; thence turn an angle of 103 degrees 57 minutes 25 seconds to the left and run a distance of 277.50 feet to a point; thence turn an angle of 92 degrees 27 minutes 50 seconds to the left and run a distance of 271.98 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 5, Township 20 South, Range 1 West, and contains 1.6 acres. Situated in Shelby County, Alabama.

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 I have hereunto set my hand(s) and seal(s), this 22nd day of June, 1989.

WITNESS:

I CERTIFY THAT
THIS INSTRUMENT WAS FILED

89 JUL 10 PM 6:22

RECORDING

JUDGE OF PROBATE

Recording Fee

STATE OF ALABAMA

JEFFERSON

COUNTY

Index Fee

TOTAL

3.00

17.50

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Sammy Bajalia, a married man

whose name 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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 22nd day of June, A. D., 19 89

Notary Public.