

WARRANTY DEED

5,000

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 Nix  
128 Ellis Street  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of five thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, King David Nunn, an unmarried man, of BX 314, Montevallo, AL 35115, do grant, bargain, sell, and convey unto George Nix, a married man, of 128 Ellis Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 36 and 37, Block E, Ellis Addition to Montevallo, being two vacant lots located at the corner of Ellis Street and Dauphin Street in Montevallo.

Source of title: A warranty deed from John T Ellis and wife Alma Ellis to Charlotte Nunn, executed July 30, 1919 and recorded Novembre 29, 1919 at Deed book 66, page 292. By descent from Charlotte Nunn to grantor.

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.

I, King David Nunn, do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have set my hand and seal, this 22 February 1990.

Witness:

Steven R. Sears

King David Nunn (Seal)  
King David Nunn

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George Nix  
128 Ellis St.  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that King David Nunn, whose name is signed to the foregoing conveyance, and who is (made) 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 22 February 1990.

Steven Sears  
Notary public

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

90 MAR -7 PM 1:51

Thomas H. Scarborough, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 5.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 5.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 16.00

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