

WARRANTY DEED

STATE OF ALABAMA §
COUNTY OF SHELBY §

\$500.00

Inst # 1995-00542

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned JAMES LEON NIX and wife, BETTY JOYCE MERCHANT NIX, of 1775 Ashville Road, Montevallo, Alabama 35115 [whose telephone number is 205-665-7649] (hereinafter referred to at times as "Grantors"), do hereby grant, bargain, sell and convey unto SAMUEL WARD NIX and wife, BETTE WHITBURN NIX, of 29389 Highway 25, Wilsonville, Alabama 35186 [whose telephone number is 205-669-9765] (hereinafter referred to at times 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:

A parcel of land situated in the Northwest Quarter of the Southeast Quarter (NW¼ of SE¼) of Section 16 of Township 22 South, Range 3 West in Shelby County, Alabama, located within the City of Montevallo, being more particularly described as follows:

Commence as the Northwest corner of the Northwest Quarter of the Southeast Quarter (NW¼ of SE¼) of Section 16 of Township 22 South, Range 3 West in Shelby County, Alabama, and run North 89° 52' 39" East for a distance of 293.03 feet to an iron pin for the POINT OF BEGINNING; thence continue North 89° 52' 39" East for a distance of 235.00 feet to an iron pin; thence run South 1° 42' 18" East for a distance of 329.07 feet to an iron pin; thence run South 89° 53' 52" West for a distance of 235.00 feet to an iron pin; thence run North 1° 42' 18" West for a distance of 328.99 feet to the Point of Beginning. Said parcel contains 1.77 acres, more or less.

ALSO, a non-exclusive easement and right-of-way for ingress, egress and utilities over and across a portion of the Southeast Quarter of the Northwest Quarter (SE¼ of NW¼) and the Southwest Quarter of the Northeast Quarter (SW¼ of NE¼) of Section 16 of Township 22 South, Range 3 West in Shelby County, Alabama, more particularly described as follows:

A strip of land 40 feet in width lying immediately North of and parallel to a line described as beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter (SE¼ of NW¼) of Section 16 of Township 22 South, Range 3 West in Shelby County, Alabama, and run North 89° 52' 39" East for a distance of 1368.97 feet to the Southeast corner of said Quarter-Quarter Section; thence continue on said course for a distance of 428.03 feet to the Southeast boundary of said 40 foot wide easement.

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 contingent remainder and right of reversion.

This conveyance is specifically made subject to a 75 foot wide power line right-of-way previously conveyed to Alabama Power Company. This conveyance also is made subject to all other easements, rights-of-way and restrictions of record, if any, and all zoning ordinances.

01/06/1995-00542
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.50

The parties hereto recognize and agree that the 40 foot easement conveyed herein is non-exclusive and that the Grantors herein retain unto themselves, their heirs and assigns, the right to use said easement for ingress, egress and utilities to other property owned by the Grantors, their heirs and assigns.

The said Grantors do hereby covenant with the said Grantees, their heirs and assigns, that the said Grantors are lawfully seized in fee simple of the above-described property; that the above-described property is free from all encumbrances (except as noted above); that the said Grantors have a good right to sell and convey the above-described property; that the said Grantors will warrant and defend title to the above-described property to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the ____ day of 6 Jan, 1995.

James Leon Nix
JAMES LEON NIX

Betty Joyce Merchant Nix
BETTY JOYCE MERCHANT NIX

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I, the undersigned notary public in and for said County and State, do hereby certify that JAMES LEON NIX and wife, BETTY JOYCE MERCHANT NIX, whose names are signed to the foregoing instrument, and who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the instrument they signed, executed and delivered the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 6 day of January, 1995.

(SEAL)

Sandra C. Dawson
Notary Public in and for Shelby County,
Alabama

My commission expires on the 5 day of October, 1998.

The foregoing instrument was prepared by:

James M. Nix
Jones and Nix
Post Office Box 55601
Jackson, Mississippi 39296-5601
(601) 948-6800