

# WARRANTY DEED

\$ 500<sup>00</sup>

Inst # 1995-15612

STATE OF ALABAMA §  
COUNTY OF SHELBY §

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 JOHN WESLEY NIX, SR. and wife, CHERRY FARLEY NIX, of 1975 Ashville Road, Montevallo, Alabama 35115 [whose telephone number is 205-665-2856] (hereinafter referred to at times as "Grantors"), do hereby grant, bargain, sell and convey unto JOHN WESLEY NIX, JR. of 694 Salem Road, Montevallo, Alabama 35115 [whose telephone number is 205-665-1581] (hereinafter referred to at times as "Grantee") 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 Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4) of Section 16 of Township 22 South, Range 3 West in Shelby County, Alabama, being more particularly described as follows:

Commence as the Southwest corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4) 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 428.03 feet to an iron pin for the POINT OF BEGINNING; thence continue North 89° 52' 39" East for a distance of 100.00 feet to an iron pin; thence run North 1° 42' 18" West for a distance of 54.49 feet; thence run South 89° 07' 46" East for a distance of 50.00 feet to an iron pin; thence run North 1° 26' 17" East for a distance of 155.32 feet to an iron pin; thence run South 89° 42' 51" West for a distance of 158.48 feet to an iron pin; thence run South 1° 42' 18" East for a distance of 208.50 feet to the Point of Beginning. Said parcel contains 0.67 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 (SE 1/4 of NW 1/4) and the Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4) 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 (SE 1/4 of NW 1/4) 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 Grantee, his heirs and assigns forever, together with every contingent remainder and right of reversion.

This conveyance is made subject to all easements, rights-of-way and restrictions of record, if any, and all zoning ordinances. Inst # 1995-15612

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09:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

The said Grantors do hereby covenant with the said Grantee, his 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; 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 Grantee, his 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 9th day of December, 1994.

John Wesley Nix, Sr.  
JOHN WESLEY NIX, SR.

Cherry Farley Nix  
CHERRY FARLEY NIX

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I, the undersigned notary public in and for said County and State, do hereby certify that JOHN WESLEY NIX, SR. and wife, CHERRY FARLEY 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 9th day of December, 1994.

(SEAL)

Conroy B. Bell  
Notary Public in and for Shelby County,  
Alabama Notary Public, Alabama State At Large  
My Commission Expires Jan. 21, 1997

My commission expires on the 21st day of January, 19 97.

The foregoing instrument was prepared by: James M. Nix  
Jones and Nix  
Post Office Box 55601  
Jackson, Mississippi 39296-5601  
(601) 948-6800

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