

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557  
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100-----Dollars  
and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Hewitt L. Conwill and William R. Justice  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

George A. Nix, Sr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lots 4 and 5, Block 8, according to Glasscock's Subdivision on  
Spring Creek and Coosa River, which is located in the SE $\frac{1}{4}$  of  
NE $\frac{1}{4}$  of Section 12, Township 24, Range 15 East, the map of said  
subdivision being recorded in Map Book 4, Page 23 in the  
Probate Office of Shelby County, Alabama.

The above described property does not constitute any part of  
Grantors' homestead.

Grantee's address:

1843 Highway 30  
Columbiana, Alabama 35051

Inst # 1995-16095

06/20/1995-16095  
11:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 18.30

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated  
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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12<sup>th</sup>  
day of June, 19 95.

(SEAL) Hewitt L. Conwill (SEAL)  
(SEAL) William R. Justice (SEAL)  
(SEAL) \_\_\_\_\_ (SEAL)

STATE OF Alabama  
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,  
in said State, hereby certify that Hewitt L. Conwill and William R. Justice

Whose name(s) are signed to the foregoing conveyance, and who are 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 12<sup>th</sup> day of June, A.D. 19 95.

Eva D. Mooney  
Notary Public