

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBRIDGE PARKWAY, #650
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: ROY T. NIX
name
1117 WILLOW CREEK COURT
address
ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS, VALUE 3,500

That in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
EDWARD E. THOMPSON AND WIFE, GLENDA M. THOMPSON AND ROY T. NIX, JR. AND WIFE,
KAREN R. NIX
(herein referred to as grantors) do grant, bargain, sell and convey unto ROY T. NIX, JR. AND WIFE, KAREN
R. 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:
LOT 46, ACCORDING TO THE MAP OF WILLOW CREEK, PHASE TWO, AS RECORDED IN MAP
BOOK 9, PAGE 102 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES FOR THE YEAR 1996 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1996.
TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES
RELATING THERETO AS RECORDED IN DEED BOOK 308, PAGE 136.
EASEMENT AS RESERVED IN DEED BOOK 308, PAGE 136.
RESTRICTIONS APPEARING OF RECORD IN BOOK 126, PAGE 363.
RIGHT OFWAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE
COMPANY BY INSTRUMENT(S) RECORDED IN BOOK 50, PAGE 252.
EASEMENT TO THE TOWN OF ALABASTER IN DEED BOOK 308, PAGE 255.
EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE.

12/06/1995-34938
12:57 PM CERTIFIED

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, unto 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, we have hereunto set our hand(s) and seal(s), this 28th
day of November, 19 95.

Karen R. Nix (Seal)
KAREN R. NIX (Seal)
(Seal)
Edward E. Thompson (Seal)
EDWARD E. THOMPSON (Seal)
Glenda M. Thompson (Seal)
GLENDA M. THOMPSON (Seal)
Roy T. Nix, Jr. (Seal)
ROY T. NIX, JR. (Seal)

STATE OF ALABAMA
Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
EDWARD E. THOMPSON AND WIFE, GLENDA M. THOMPSON AND ROY T. NIX, JR. AND WIFE, KAREN R. NIX
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 28th day of November, A.D., 1995
GENE W. GRAY, JR. Notary Public