

GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

*\$1000.00 Value*

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 DOLLARS (\$10.00), to the undersigned Grantor in and paid by the Grantee herein, the receipt whereof is acknowledged, I, Mary C. Richert, a widow (herein referred to as Grantor), do grant, bargain, sell and convey unto George Nix, a single man (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A lot lying in the E½ of NW¼ of Section 20, Township 21, Range 1 East described as follows: Begin at a point where the Southerly boundary of the Mardis Ferry road intersects the West boundary of the E½ of NW¼ of said Section 20; thence run Easterly along the Southerly boundary of said Mardis Ferry Road 627 feet to a point; thence run South parallel with the West boundary of said E½ of NW¼ of said Section 20 a distance of 209 feet to a point; thence run Westerly parallel with the Southerly boundary of said Mardis Ferry road 627 feet to the West boundary of said E½ of NW¼ of said Section 20; thence run North along West boundary of said E½ of NW¼ a distance of 209 feet to point of beginning.

LESS AND EXCEPT that portion sold to B W. House as shown in deed recorded in Deed Book 306, Page 476 in said Probate Office; and LESS AND EXCEPT that portion sold to Ronnie Jones as shown in deed recorded in Deed Book 328, Page 930 in said Probate Office.

Subject to transmission line permits, public road rights of way, and restrictions of record.

TO HAVE AND TO HOLD, to the said Grantee his heirs and assigns forever.

And I 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 except as set forth herein and 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 Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of March, 1996.

*Mary C. Richert* (SEAL)

*1843 Hwy 30  
Columbus, AL  
35051*

03/29/1996-10346  
04:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 12.00

Inst # 1996-10346

STATE OF ALABAMA )

TALLADEGA COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary C. Richert, whose name is signed to the forgoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 1996.

  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:  
MCKAY & CAMPBELL  
ATTORNEYS AT LAW  
POST OFFICE BOX 128  
400 WEST THIRD STREET  
SYLACAUGA, ALABAMA 35150-0128  
(205) 245-5267

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