

10,000

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

✓ Russell Bliss Nix
1765 Ashville Road
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection and ten thousand dollars, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, John Wesley Nix (as to the easement specified below) and Peggy Peters Nix, (as to the real estate specified below), of 656 Salem Road, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Russell Bliss Nix and wife Melinda Bracknell Nix, of 1765 Ashville Road, Montevallo, AL 35115 (herein referred to as grantees) for and during their joint lives and upon the death of any 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:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of §16, Twp 22S, R3W, and run thence westerly along the N line of said $\frac{1}{4}$ $\frac{1}{4}$ 400 feet to a steel pin corner; thence turn 91°15'26" left and run southerly 328.53 feet to a steel pin corner; thence turn 88°42'22" left and run easterly a distance of 400 feet to a steel pin corner on the E line of same said $\frac{1}{4}$ $\frac{1}{4}$; thence turn 91°17'35" left and run northerly along said E line of said $\frac{1}{4}$ $\frac{1}{4}$ 328.78 feet to the point of beginning, containing 3.02 acres.

And in addition, the right to use, for ingress and egress, a gravel drive from the above property to Salem Road, as shown on said survey. 52.34

All according to a survey of Joseph E Conn, Jr, AL PLS 9049, done 10 February 1997.

Source of title: From the estate of B B Nix, in 192725/1997-05939

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

Inst # 1997-05939

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of any 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.

We do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 19 February 1997.

Witness:

Karen N. Czekleba

(RECORDING EASEMENT ONLY \$100)
John Wesley Nix (Seal)
John Wesley Nix

Peggy Peters Nix (Seal)
Peggy Peters Nix

I, the undersigned notary public for the State of Alabama at Large, hereby certify that John Wesley Nix and Peggy Peters Nix, whose names are signed to the foregoing conveyance, and who are (made) 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 19 February 1997.

Dixie A. McGhee
Notary public

MY COMMISSION EXPIRES APRIL 12, 1999

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