

This instrument was prepared by  
Walter Fletcher  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:  
John Nix  
Betty Nix  
1004 Linkside Drive  
Birmingham, Alabama 35242

**GENERAL WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA     )  
SHELBY COUNTY        ) KNOW ALL MEN BY THESE PRESENTS:



That in consideration of the sum of Two Hundred Thirty Five Thousand Dollars (\$235,000.00) to the undersigned Richard A. Wright and wife Debra L. Wright ("Grantor"), in hand paid by John Nix and Betty Nix ("Grantee"), the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 5A, according to the Survey of Linkside at Greystone Resurvey #1, as recorded in Map Book 17, Page 56, in the Probate Office of Shelby County, Alabama.  
Subject to current taxes, covenants, easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee as joint tenants, with right of survivorship, 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have hereunto set our hand and seal this 5<sup>th</sup> day of February, 1998.

 (Seal)  
Richard A. Wright  
 (Seal)  
Debra L. Wright

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard A. Wright and wife Debra L. Wright, whose names 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 5 day of February, 1998.

  
Notary Public  
My Commission Expires: 5/25/2001

#16199

02/10/1998-04521  
09:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 243.50

Inst # 1998-04521