

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119 , 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Ella Mae Marshall
(Name) _____
(Address) 245 Evansville Circle
Montevallo, AL 35115
MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA
SHELBY

_____ COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND DOLLARS, (\$1,000.00), 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,
ECHOL L. NIX, a married man and GLENN JACKSON, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
ELLA MAE MARSHALL
(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH, AS
THOUGH FULLY SET OUT HEREIN.

AN HEIRSHIP AFFIDAVIT, ATTACHED HERETO AS EXHIBIT "A-1" IS FULLY
INCORPORATED HEREWITH.

Inst # 1998-20986

06/08/1998-20986
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 19.50

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 4th
day of May, 19 98

(Seal)

(Seal)

(Seal)
Echol L. Nix
Glenn Jackson

STATE OF ALABAMA
_____ County } General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Echol L. Nix
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this 4th day of May, 19 98
5/17/99
My Commission Expires: _____
Notary Public

STATE OF ALABAMA)
COUNTY OF Shelby)

GENERAL ACKNOWLEDGMENT

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

Given under my hand and official seal, this 4th day of May, 1998.

L. Michele K. Stamp

Notary Public

My Commission Expires: 5/17/99

EXHIBIT "A"

Beginning 16 feet across No. 1 street, Montevallo, (Evansville) Alabama, on Southeast side opposite corner stone on the end of No. 1 street; running parallel with Jasper Rudledge's lot 192 feet to Southeast corner stake then Southwest 87 1/2 feet to a corner stake, then North 201 1/2 feet to No. 1 Street then run on No. 1 street 89 1/2 feet to the point of beginning, all in the Southeast 1/4 of Southwest 1/4, Section 16, Township 22, Range 3 West. This is the same lot which was sold to the grantors by William Evans, Sr., and wife, Lida Evans, May 26, 1945, and recorded in Volume 120, Page 488 Office of the Probate Judge, Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO, A lot in the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 22, Range 3 West, more particularly described as follows:

Begin at the West corner of Earnest Nix's lot on No. 1 street, Montevallo, (Evansville) Alabama, and run parallel with Nix Line South 200 feet; thence West 88 feet; thence North 214 feet to No. 1 street; thence East along No. 1 street 89 feet to point of beginning; being situated in Shelby County, Alabama.

THE GRANTORS HEREIN ARE SURVIVORS OF THE PRIOR TITLE HOLDERS OF SUCH PROPERTY, AND ARE THE SURVIVING HEIRS OF EARNEST NIX, WHO DECEASED, INTTESTATE, WHILE RESIDING IN SHELBY COUNTY, ALABAMA, ON MAY 24, 1987, AND REBETHAR LEE NIX, WHO DECEASED INTTESTATE, WHILE RESIDING IN SHELBY COUNTY, ALABAMA ON FEBRUARY 5, 1985. SAID GRANTORS ARE THE SOLE SURVIVING HEIRS OF THE ABOVE DESIGNATED DECEDENT GRANTEES REGARDING THAT CERTAIN DEED RECORDED IN DEED BOOK 322, PAGE 496, AND DEED BOOK 322, PAGE 497, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

ATTACHED HERETO IS AN HEIRSHIP AFFIDAVIT, HEREINAFTER DESIGNATED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HERewith.

NEITHER OF THE MARRIED GRANTORS HEREINAbove DESIGNATED, NOR THEIR SPOUSES, USED THIS PROPERTY AS HOMESTEAD PROPERTY, AND IT IS NOT CONTIGUOUS TO THE HOMESTEAD OF EITHER OF THE MARRIED GRANTORS, NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THEIR RESPECTIVE SPOUSES.

Dated: May 4, 1998



Echol L. Nix



Glenn Jackson

EXHIBIT "A-1"

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT

COMES NOW the Affiant, **ECHOL L. NIX**, who being by me duly sworn, upon oath, did say and depose that said Affiant is familiar with the family history of Earnest Nix, deceased, and said Affiant would further state as follows:

1. Affiant's father, Earnest Nix, deceased intestate in Shelby County, Alabama, while being a resident of said County and State, on or about May 24, 1987. At the time of decedent's death, he was the fee simple title holder to certain property located in Shelby County, Alabama, being more specifically described as follows:

Beginning 16 feet across No. 1 street, Montevallo, (Evansville) Alabama, on Southeast side opposite corner stone on the end of No. 1 street; running parallel with Jasper Rutledge's lot 192 feet to Southeast corner stake then Southwest 87 1/2 feet to a corner stake, then North 201 1/2 feet to No. 1 Street then run on No. 1 street 89 1/2 feet to the point of beginning, all in the Southeast 1/2 of Southwest 1/4, Section 16, Township 22, Range 3 West. This is the same lot which was sold to the grantors by William Evans, Sr., and wife, Lida Evans, May 26, 1945, and recorded in Volume 120, Page 488 Office of the Probate Judge, Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO, A lot in the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 22, Range 3 West, more particularly described as follows:

Begin at the West corner of Earnest Nix's lot on No. 1 street, Montevallo, (Evansville) Alabama, and run parallel with Nix Line South 200 feet; thence West 88 feet; thence North 214 feet to No. 1 street; thence East along No. 1 street 89 feet to point of beginning; being situated in Shelby County, Alabama.

2. The above designated decedent was married to Affiant's natural mother, Rebethar Lee Nix, who died intestate on or about February 5, 1985, while residing in Shelby County, Alabama.

3. Earnest Nix and Rebethar Lee Nix had two natural children, during the term of their marriage, to-wit, Earnestine Jackson, who died intestate, while residing in Shelby County, Alabama, on or about May 25, 1986; and Echol L. Nix, who is still living.

4. Upon the date of the decease of Earnestine Jackson, she was an unmarried woman who left to survive her one natural child, to-wit, Glenn Jackson. Other than the potential heirs or devisees of the Estate of the decedent, or his predeceased spouse, there are no other children, natural or adopted, and no other potential heir or devisee claims any right, title or interest in and to the above described real estate.

5. In consequence of the above and foregoing facts, the decedent, Earnest Nix, was survived by only two natural heirs, both of whom are over the age of nineteen (19) years, and of sound mind, and their names and addresses are designated as follows:

Echol L. Nix, surviving son
422 Upton Road
Montgomery, Alabama 36108

Glenn Jackson, surviving nephew
PSC 476 Box 975
FPO AP 96322-0008

6. All debts and charges against the estate of Earnest Nix have heretofore been paid and satisfied.

Echol L. Nix, Jr.
Echol L. Nix, Affiant

STATE OF Alabama)
COUNTY OF Shelby)

Sworn to and subscribed before me this the 5th day of June, 1998.

Michelle K. Stamps
Notary Public
My commission expires: 5/17/99

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