

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) George A. Nix, Jr.

(Address)



20030130000057880 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
01/30/2003 10:07:00 FILED/CERTIFIED

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

George A. Nix, Jr., a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

George A. Nix, Jr. and Linda L. 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:

PARCEL A:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 2 degrees 18 minutes 31 seconds West along the West line of said 1/4-1/4 section a distance of 943.51 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 400.00 feet; thence South 88 degrees 40 minutes 15 seconds East along the South line of said 1/4-1/4 section a distance of 156.23 feet to the northerly right of way of Shelby County Hwy. 30; thence North 63 degrees 41 minutes 28 seconds East along said right of way a distance of 70.00 feet; thence North 2 degrees 18 minutes 31 seconds East and leaving said right of way a distance of 400.00 feet; thence South 82 degrees 51 minutes 58 seconds West a distance of 220.64 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated October 21, 2002.

PARCEL B:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 2 degrees 18 minutes 31 seconds West along the West line of said 1/4-1/4 section a distance of 1343.51 feet to the POINT OF BEGINNING; thence South 88 degrees 40 minutes 15 seconds East along the South line of said 1/4-1/4 section a distance of 156.23 feet to the northerly right of way of Shelby County Hwy. 30; thence South 63 degrees 41 minutes 28 seconds West along said right of way a distance of 175.72 feet; thence North 0 degrees 56 minutes 28 seconds East and leaving said right of way a distance of 81.52 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated October 21, 2002.

The above described property is not the homestead of the grantor or of his respective spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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, I have hereunto set my hand(s) and seal(s), this 6th day of December, 2002.

WITNESS:

(Seal)

George A. Nix, Jr. (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that George A. Nix, Jr.

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 6th day of December, 2002 A.D.

my Commission Expires: 10-6-04

Robert Fulmer