

This document prepared by:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, AL 35223

Send tax notice to:  
Martha Love Johnston  
1004 Linkside Drive  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, JOHN NIX and BETTY NIX, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto MARTHA LOVE JOHNSTON, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

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.

Mineral and mining rights excepted.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

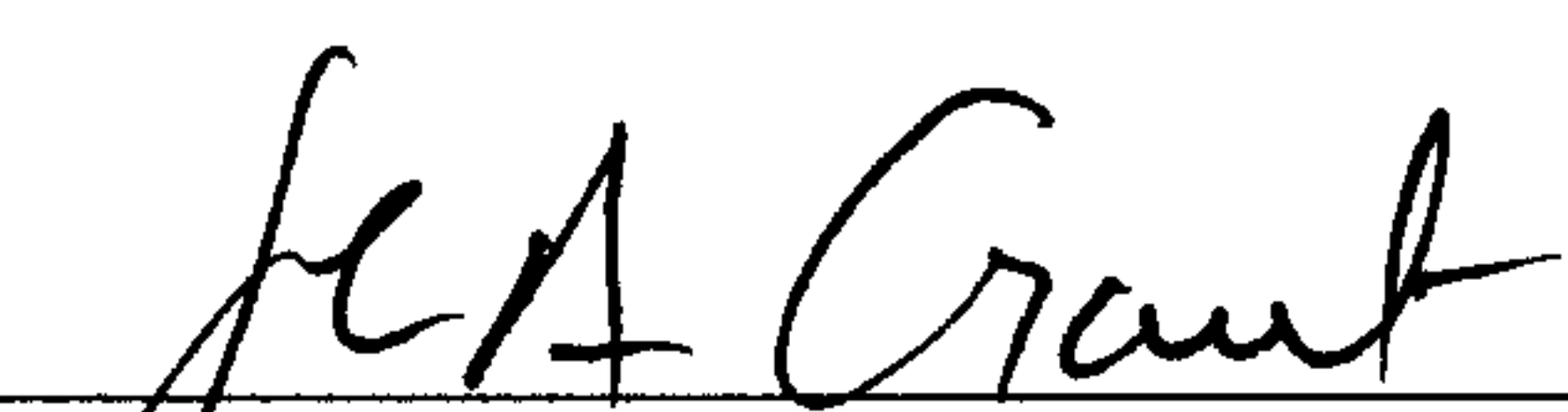
Dated this the 17<sup>th</sup> day of November, 2004.

  
BETTY NIX

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that BETTY NIX, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17<sup>th</sup> day of November, 2004.

  
NOTARY PUBLIC: JOHN A. GANT  
My commission expires: 10/20/05



Dated this the 17th day of December, 2004.

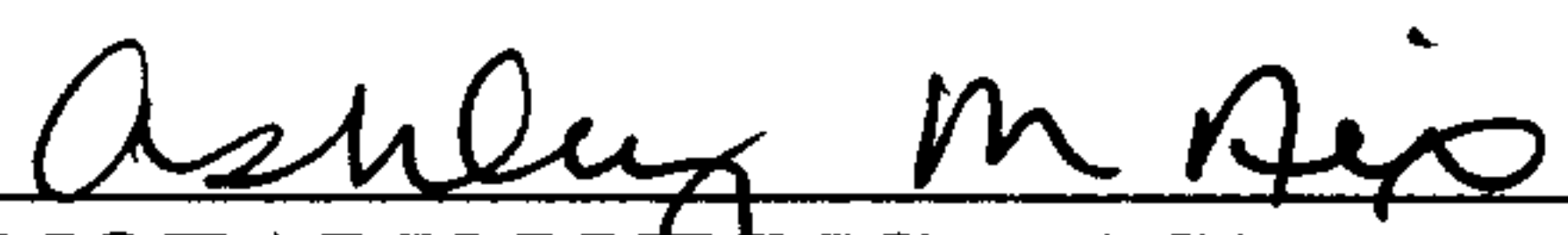
20041221000696040 Pg 3/3 307.00  
Shelby Cnty Judge of Probate, AL  
12/21/2004 02:21:00 FILED/CERTIFIED

  
\_\_\_\_\_  
JOHN NIX

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, ASHLEY M. NIX, a Notary Public in and for said County, in said State, hereby certify that JOHN NIX, 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 the 17th day of December, 2004.

  
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NOTARY PUBLIC: ASHLEY M. NIX  
My commission expires: 9/10/05

