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Shelby Cnty Judge of Probate, AL
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This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
John L. Nix and Betty C. Nix
428 Perkins Landing Cove
Columbiana, AL 35051

CORPORATE GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, J.B. NIX HOMEBUILDERS, INC. (herein referred to as GRANTOR) does grant, bargain, sell and convey unto JOHN L. NIX and BETTY C. NIX, as joint tenants with rights of survivorship, (herein referred to as GRANTEES) , the following described real estate situated in Shelby County, Alabama:

Lot 13-A, according to the Resurvey of Lots 12 and 13 of Perkins Landing, Sector 1 & 2, as recorded in Map Book 31, page 85, in the Probate Office of Shelby County, Alabama.

All of the consideration is from a mortgage filed simultaneously with this deed.

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 it does for itself and for its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 13th day of December, 2004.

Betty C. Nix

J.B. NIX HOMEBUILDERS, INC.
BY: BETTY C. NIX, PRESIDENT

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 C. NIX, as PRESIDENT of J.B. NIX HOMEBUILDERS, INC., whose name is signed to the foregoing conveyance on behalf of J.B. NIX HOMEBUILDERS, INC., and who with full authority to do so, 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 13th day of December, 2004.

John A. Gant

NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/2005

