CO-EXECUTORS' DEED

STATE OF ALABAMA STATE OF STAT

WHEREAS, pursuant to a Warranty Deed dated March 4, 1954, recorded in Deed Book 166, beginning at Page 264, among the records in the office of the Judge of Probate of Shelby County, Alabama, B. B. Nix and wife, Mattie Nix, conveyed the following-described land situated in Shelby County, Alabama, to Mack A. Nix, to-wit:

Begin at the SW corner of the SW¼ of SE¼ of Section 16, Township 22 South, Range 3 West, thence East along the South line of said Section to the Eastern boundary of the Montevallo-Siluria Road and point of beginning of the lot herein conveyed; thence continue East along the South line of said Section 375 feet to an iron stake; thence in a Northwesterly direction 303 feet to a point on the Southeast boundary of said road 324 feet from the point of beginning; thence in a Southwesterly direction along the South and East boundary of said road 324 feet to the point of beginning;

and

WHEREAS, Mack A. Nix, an un-remarried widower, died on April 27, 2003, leaving a Last Will and Testament which has been admitted to probate in Case No. PR-2003-000625 by the Probate Court of Shelby County, Alabama, pursuant to a Decree dated December 16, 2003; and

WHEREAS, Bobby Eugene Sherrer, Jr. and James Murray Nix were appointed by the Probate Court of Shelby County as co-executors of the Last Will and Testament of Mack A. Nix; and

WHEREAS, pursuant to Paragraph (C) of Article III of his Last Will and Testament, Mack A. Nix devised the above-described land to Samuel Ward Nix; and

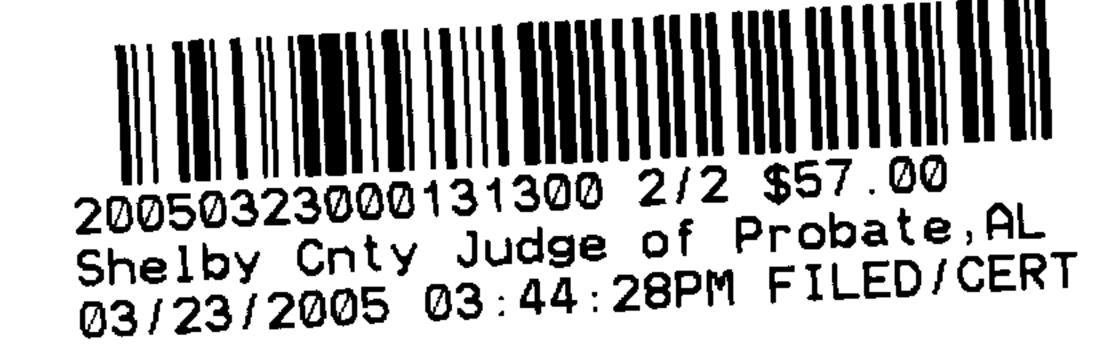
WHEREAS, Bobby Eugene Sherrer, Jr. and James Murray Nix, as co-executors of the Last Will and Testament of Mack A. Nix, in order to distribute the assets of the estate of Mack A. Nix, desire to convey to Samuel Ward Nix all of the right, title and interest in and to the above-described land which Mack A. Nix owned at the time of his death.

NOW, THEREFORE, for and in consideration of the aforesaid premises and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned BOBBY EUGENE SHERRER, JR. [whose address is 180 Brookhill Road, Montevallo, Alabama 35115 and whose telephone number is 205-665-2573] and JAMES MURRAY NIX [whose address is 814 North President Street, Jackson, Mississippi 39202 and whose telephone number is 601-948-6800], in their capacities as **CO-EXECUTORS OF THE LAST WILL AND TESTAMENT OF MACK A. NIX**, (hereinafter jointly referred to at times as "Grantors"), do hereby grant, bargain, sell and convey unto **SAMUEL WARD NIX** of 690 Salem Road, Montevallo, Alabama 35115 [whose telephone number is 205-665-1359] (hereinafter referred to at times as "Grantee") in fee simple, together with every contingent remainder and right of reversion, the following-described property situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter (SW¼ of SE¼) of Section 16 of Township 22 South, Range 3 West, Shelby County, Alabama, and run Easterly along the South line of said Section 16 to the Eastern boundary of the Montevallo-Siluria Road (now known as Alabama State Highway No. 119 and Ashville Road) to the Point of Beginning of the property herein conveyed; thence continue in an Easterly direction along the South line of said Section 16 for a distance of 375 feet, more or less, to an iron stake; thence run in a Northwesterly direction for a distance of 303 feet to a point on the Southeast boundary of said road, which point is 324 feet from the Point of Beginning; thence run in a Southwesterly direction along the Southeasterly

Shelby County, AL 03/23/2005 State of Alabama

State of Alabama



boundary of said road to the Point of Beginning; containing one (1) acre, more or less, together with any other land owned by Mack A. Nix at the time of his death contiguous or adjacent thereto.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever, together with every contingent remainder and right of reversion.

It is the intention of the Grantors to convey unto said Grantee all of the right, title and interest owned by Mack A. Nix at the time of his death in and to the land described in that certain Warranty Deed dated March 4, 1954, recorded in Deed Book 166, beginning at Page 264, among the records in the office of the Judge of Probate of Shelby County, Alabama, whether properly described above or not.

This conveyance is specifically made subject to any and all prior conveyances, reservations, easements, rights-of-way, restrictions of record and all zoning ordinances relating to said land. This instrument was prepared without the benefit of a title examination.

This conveyance shall be effective for all purposes from and after April 27, 2003, the date of death of Mack A. Nix.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the day of January, 2005, in the capacities shown below.

ESTATE OF MACK A. NIX, DECEASED

By: Bolly Eugene herrer L BOBBY EUGENE SHERRER, JR. (in his capacity as co-executor of the estate of Mack A. Nix)

By:

JAMES MURRAY NIX (in his capacity as coexecutor of the estate of Mack A. Nix)

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned notary public in and for said County and State, do hereby certify that BOBBY EUGENE SHERRER, JR. and JAMES MURRAY NIX (in their capacities as co-executors of the estate of Mack A. Nix, deceased), whose names are signed to the foregoing instrument, and who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the instrument they signed, executed and delivered said instrument voluntarily on the day the same bears date in their capacities as co-executors of the estate of Mack A. Nix, deceased.

Given under my hand and official seal on this the _____ day of January, 2005.

NOTARY PUBLIC, ALABAMA STATE AT LARGE MY COMMISSION EXPIRES, DECEMBER 11, 2005

My commission expires:

The foregoing instrument was prepared by:

James M. Nix Jones and Nix, PLLC Post Office Box 55601 Jackson, Mississippi 39296-5601 (601) 948-6800