20050323000131310 1/4 $39.00
Shelby Cnty Judge of Probate,AL
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CO-EXECUTORS' DEED

STATE OF ALABAMA §
COUNTY OF SHELBY §

WHEREAS, pursuant to a Warranty Deed dated September 8, 1986, recorded in Book 90, at Page 898, Mack A. Nix and wife, Lurlene M. Nix, conveyed the following-described land to Pauline S. Brantley, to-wit:

"Commencing at the southwest corner of the Northwest Quarter of the Southwest Quarter of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama; thence run North 66° 14' East a distance of 654.84 feet to a point being the point of beginning for the property herein conveyed; thence run South 88° 46' East a distance of 80.0 feet to a point; thence run North 10° 34' East a distance of 280.2 feet to a point on the southeast right-of-way of Shelby County Highway No. 89; thence run along the southeast right-of-way of said road to a point on the north line of that certain tract of land now owned by Bobby Joe Killingsworth; thence run in a westerly direction along the north line of the Bobby Joe Killingsworth tract approximately 317.17 feet to the northwest corner of said Bobby Joe Killingsworth tract; thence run in a northerly direction along a fenceline to the point of beginning"

and

WHEREAS, in said Warranty Deed, Mack A. Nix and wife, Lurlene M. Nix, reserved all oil, gas and other minerals in, on and under the above-described land; and

WHEREAS, Lurlene M. Nix died on March 17, 1999, leaving her husband Mack A. Nix as her sole and only heir-at-law and devisee; 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 (D) of Article III of his Last Will and Testament, Mack A. Nix devised the residue of his estate to the following-named persons, to-wit: George Archie Nix, Jr., Cathy Diane Nix Bearden, Thomas Leon Nix, Peggy Joyce Nix Couch, Michael Wayne Nix, John Wesley Nix, Jr., Karen Jeanine Nix Czeskleba (whose correct legal name is Karen Jeaneane Nix Czeskleba), Brenda Ann Nix Haley, James Murray Nix, Bobby Eugene Sherrer, Jr., Nancy Elaine Nix Lilly, Sharon Elise Nix Gregory (who is now known as Sharon Elise Nix McDaniel), Paula Ailene Nix Stephens, Russell Bliss Nix and 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 the above-named devisees all of the right, title and interest owned by Mack A. Nix at the time of this death in and to the oil, gas and other minerals in, on and under the above-described land and all other real property, if any, owned by Mack A. Nix at the time of his death in the State of Alabama or elsewhere with the exception of the lands being conveyed this date by Separate Co-Executors' Deeds unto Bobby Eugene Sherrer, Jr. and Samuel Ward Nix.

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-

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

Deed Tax:$1.00

Jones & Nix

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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 the following-named persons in the proportions indicated opposite their respective names:

GEORGE ARCHIE NIX, JR. — an undivided 1/15 interest
Post Office Box 1636
Columbiana, Alabama 35051
205-669-2269

CATHY DIANE NIX BEARDEN — an undivided 1/15 interest
1699 Spring Creek Road
Montevallo, Alabama 35115
205-665-2902

THOMAS LEON NIX — an undivided 1/15 interest
468 River North Boulevard
Macon, Georgia 31211
478-207-4987

PEGGY JOYCE NIX COUCH — an undivided 1/15 interest
1941 Pine Lake Trail NW
Arab, Alabama 35016
256-931-0102

MICHAEL WAYNE NIX — an undivided 1/15 interest
3710 64th Street NE
Tuscaloosa, Alabama 35406
205-758-5248

JOHN WESLEY NIX, JR. — an undivided 1/15 interest
694 Salem Road
Montevallo, Alabama 35115
205-665-1581

KAREN JEANEANE NIX CZESKLEBA — an undivided 1/15 interest
526 Salem Road
Montevallo, Alabama 35115
205-665-4685

BRENDA ANN NIX HALEY — an undivided 1/15 interest
3612 Royal Court
Lakeland, Florida 33813
863-644-9437

JAMES MURRAY NIX — an undivided 1/15 interest
1625 Springridge Drive
Jackson, Mississippi 39211
601-948-6800

BOBBY EUGENE SHERRER, JR. — an undivided 1/15 interest
180 Brookhill Road
Montevallo, Alabama 35115
205-665-2573

NANCY ELAINE NIX LILLY — an undivided 1/15 interest
112 Shoreline Drive
Alexander City, Alabama 35010
256-234-6439

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SHARON ELISE NIX MCDANIEL an undivided 1/15 interest
1908 Timberland Drive
Phenix City, Alabama 36867
334-291-9970

PAULA AILENE NIX STEPHENS an undivided 1/15 interest
500 Comanche Street
Montevallo, Alabama 35115
205-665-4503

RUSSELL BLISS NIX an undivided 1/15 interest
686 Salem Road
Montevallo, Alabama 35115
205-665-2342

SAMUEL WARD NIX an undivided 1/15 interest
690 Salem Road
Montevallo, Alabama 35115
205-665-1359

(hereinafter referred to at times as "Grantees") in fee simple, together with every contingent remainder and right of reversion, all oil, gas and other minerals owned by Mack A. Nix at the time of his death in and to the following-described property situated in Shelby County, Alabama, to-wit:

> Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW¼ of SW¼) of Section 8 of Township 24 North, Range 13 East, Shelby County, Alabama; thence run North 66 degrees 14 minutes East a distance of 654.84 feet to a point being the point of beginning for the property herein conveyed; thence run South 88 degrees 46 minutes East a distance of 80.0 feet to a point; thence run North 10 degrees 34 minutes East a distance of 280.2 feet, more or less, to a point on the Southwest right-of-way line of Shelby County Highway No. 89; thence run in a Southeasterly direction along the Southwest right-of-way line of said road to a point on the North line of that certain tract of land now or formerly owned by Bobby Joe Killingsworth; thence run in a Westerly direction along the North line of the Bobby Joe Killingsworth tract approximately 317.17 feet, more or less, to the Northwest corner of said Bobby Joe Killingsworth tract; thence run in a Northerly direction along a fenceline to the point of beginning;

and all other real property, if any, owned by Mack A. Nix at the time of his death in the State of Alabama or elsewhere with the exception of the lands being conveyed this date by separate Co-Executors' Deeds unto Bobby Eugene Sherrer, Jr. and Samuel Ward Nix, which said Co-Executors' Deeds are being filed simultaneously herewith for recordation among the land records in the office of the Judge of Probate of Shelby County, Alabama.

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

It is the intention of the Grantors to convey unto said Grantees all of the right, title and interest in and to all lands situated in the State of Alabama or elsewhere owned by Mack A. Nix at the time of his death with the exception of those lands being conveyed simultaneously hereto by separate Co-Executors' Deeds unto Bobby Eugene Sherrer, Jr. and Samuel Ward Nix, which said Co-Executors' Deeds are being filed simultaneously herewith for recordation among the land records in the office of the Judge of Probate of Shelby County, Alabama.

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.

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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 3rd day of January, 2005, in the capacities shown below.

ESTATE OF MACK A. NIX, DECEASED

By: _____
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 co-executor 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 3rd day of January, 2005.

(SEAL)

_____
Notary Public
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