This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice: Russell B. Nix 1740 Ashville Road Montevallo, AL 35115

STATE	OF	ΑL	AB	AMA
JIAIL				

WARRANTY DEED

20051117000600940 1/2 \$22.00 Shelby Cnty Judge of Probate, AL 11/17/2005 12:26:27PM FILED/CER	

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Thousand and 00/100 Dollars (\$40,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Samuel Ward Nix, a married person, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Russell B. Nix, a married man, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, towit:

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 6 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 boundary of said road to the point of beginning. Situated in Shelby County, Alabama.

Subject to all items of record.

NOTE: This property does not constitute homestead property for the Grantor.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF REGIONS BANK dba REGIONS MORTGAGE, IN THE SUM OF \$32,000.00.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the <u>14th</u> day of <u>November</u>, <u>2005</u>.

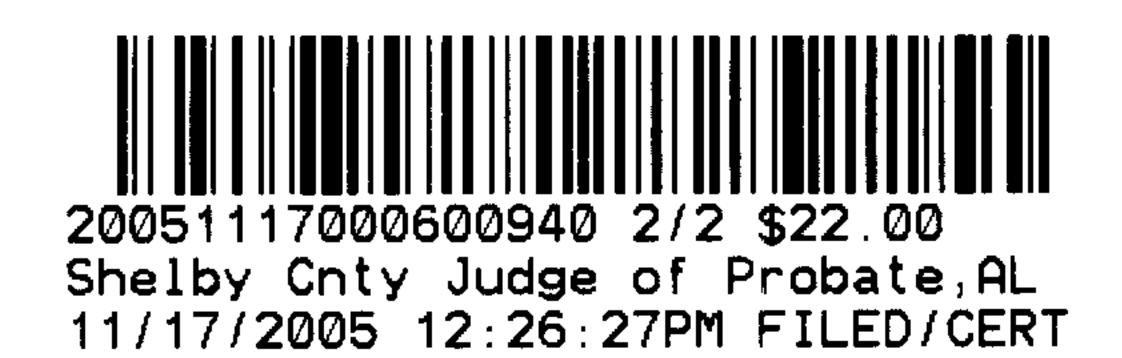
GRANTOR

Shelby County, AL 11/17/2005 State of Alabama

Deed Tax:\$8.00

Samuel Ward Nix

(L.S.)



STATE OF ALABAMA)	
)	ACKNOWLEDGMENT
SHELBY COUNTY)	

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Samuel Ward Nix, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 14th

day of November, 2005.

NOTARY PUBLIC

My Commission Expires: 5 13 2008