

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: William Scott Nix
155 Bethlehem Church Road
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety Seven Thousand Six Hundred Eighty dollars and Zero cents (\$97,680.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Walter G. Smith, a Single man (herein referred to as grantors) do grant, bargain, sell and convey unto William Scott Nix and Rhonda Smith Nix (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See attached exhibit "A" for legal description

Subject to taxes for 2008 and subsequent years.

Walter G. Smith is the surviving grantee in that certain deed recorded in Real Book 255, Page 793, in the Probate Office of Shelby County, Alabama. Hazel Smith the other grantee is deceased having died on the 1st day of Nov, 1996.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

ALL of the purchase price was paid from the proceeds of a mortgage loan in the amount of (\$239,200.00) closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of July, 2008.

(Seal) Walter G. Smith
Walter G. Smith (Seal)

(Seal) By: Myra Clark as Attorney in Fact as recorded
By: Myra Clark as Attorney in Fact as recorded
in Inst.# 20070420000183040 in the Probate
Office of Shelby County, Alabama (Seal)

(Seal) _____ (Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

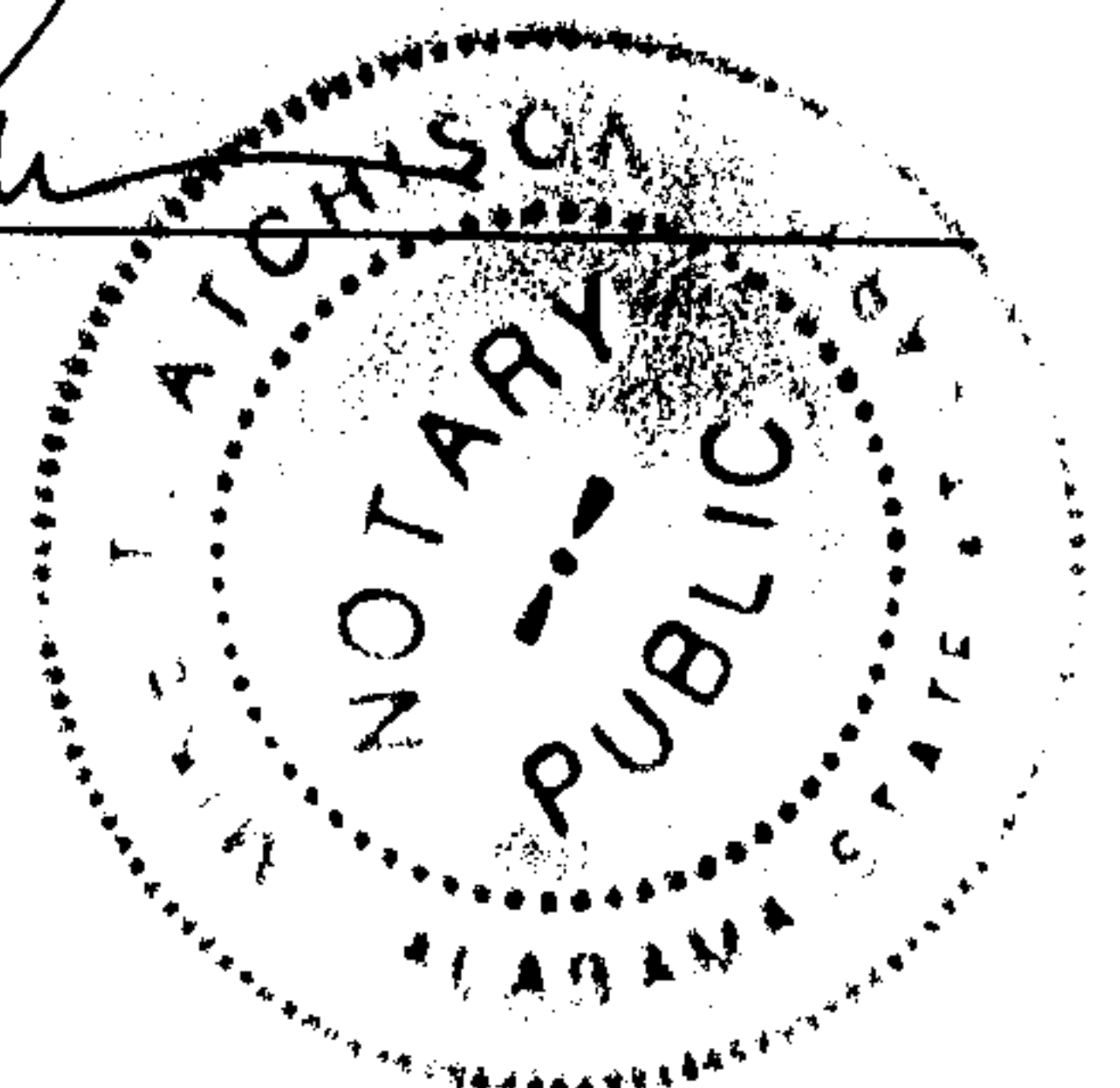
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter G. Smith, by Myra Clark as Attorney in Fact 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July 2008

Michael T. Atchison
Notary Public

My Commission Expires: 10/16/08



Commence at the SW corner of the SE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East; thence run East along the South line of said 1/4-1/4 Section a distance of 1043.50 feet; thence turn an angle of 79° 47' to the left and run a distance of 54.50 feet to the North R.O.W. line of a County Road; thence turn an angle of 100° 44' to the left and run along said R. O. W. line a distance of 75.00 feet to the point of beginning; thence turn an angle of 91° 07' to the right and run a distance of 306.19 feet to the Pool line of Lay Lake (Elev. 397.00); thence turn an angle of 141° 25' to the left and run along said contour line, a distance of 41.95 feet; thence turn an angle of 16° 12' to the right and run along said contour line a distance of 35.00 feet; thence turn an angle of 52° 00' to the left and run a distance of 35.00 feet; thence turn an angle of 52° 00' to the left and run a distance of 254.80 feet; to the North R.O.W. line said County Road; thence turn an angle of 93° 54' to the left and run along said R.O.W. line a distance of 67.15 feet to the point of beginning. Situated in the SE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama.

Also the right, privilege and easement to construct and maintain boat houses, boat docks and piers over and upon that part of the above described property which lies below the 397 foot ground elevation contour line.



20080725000300130 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/25/2008 10:45:47AM FILED/CERT