

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$207,500.00** to the undersigned Grantor(s), **Kevin R. Schultz and Leah B. Schultz, as Husband and Wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Edward R. Nix and Kimberly P. Nix** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Apache Ridge, Sector 5, as recorded in Map Book 17, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

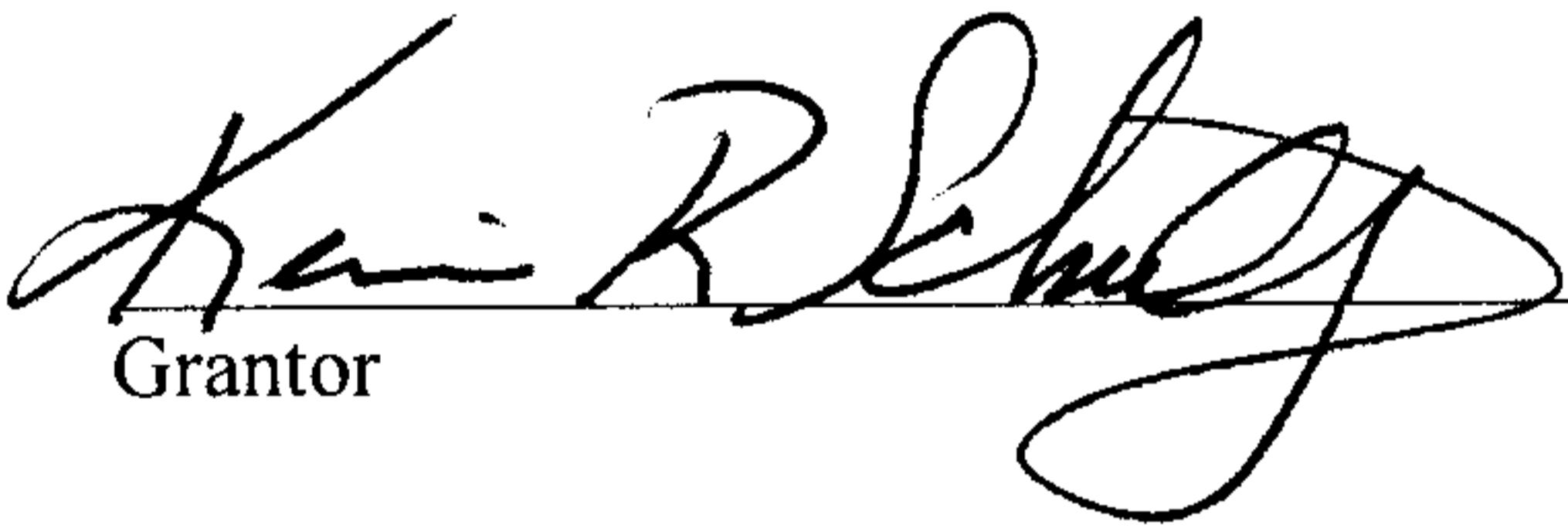
Address of Property: **108 Wagon Trail**
Alabaster, Alabama 35007

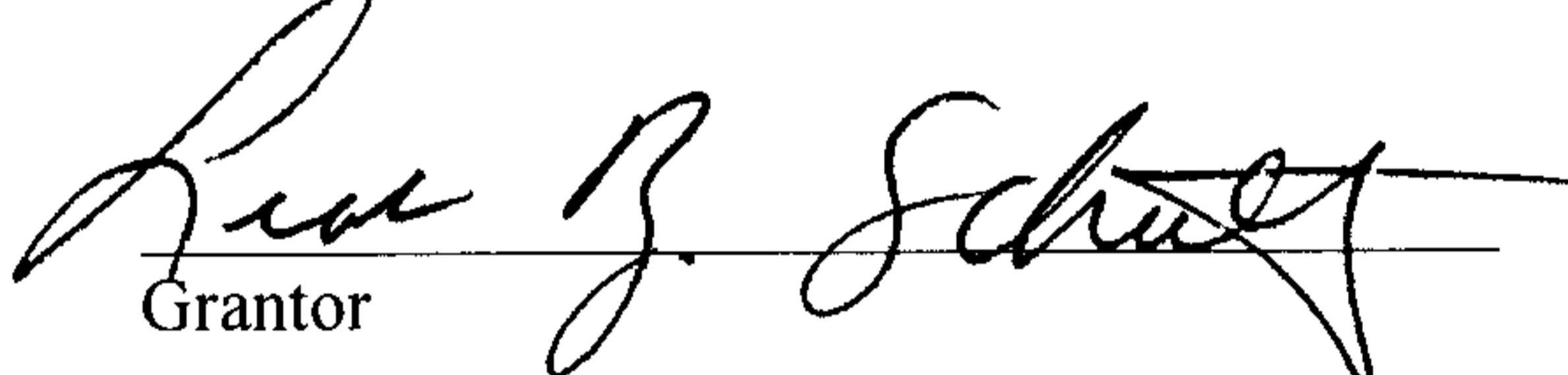
Subject to taxes for the year 2008 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$152,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 23rd day of March, 2009.

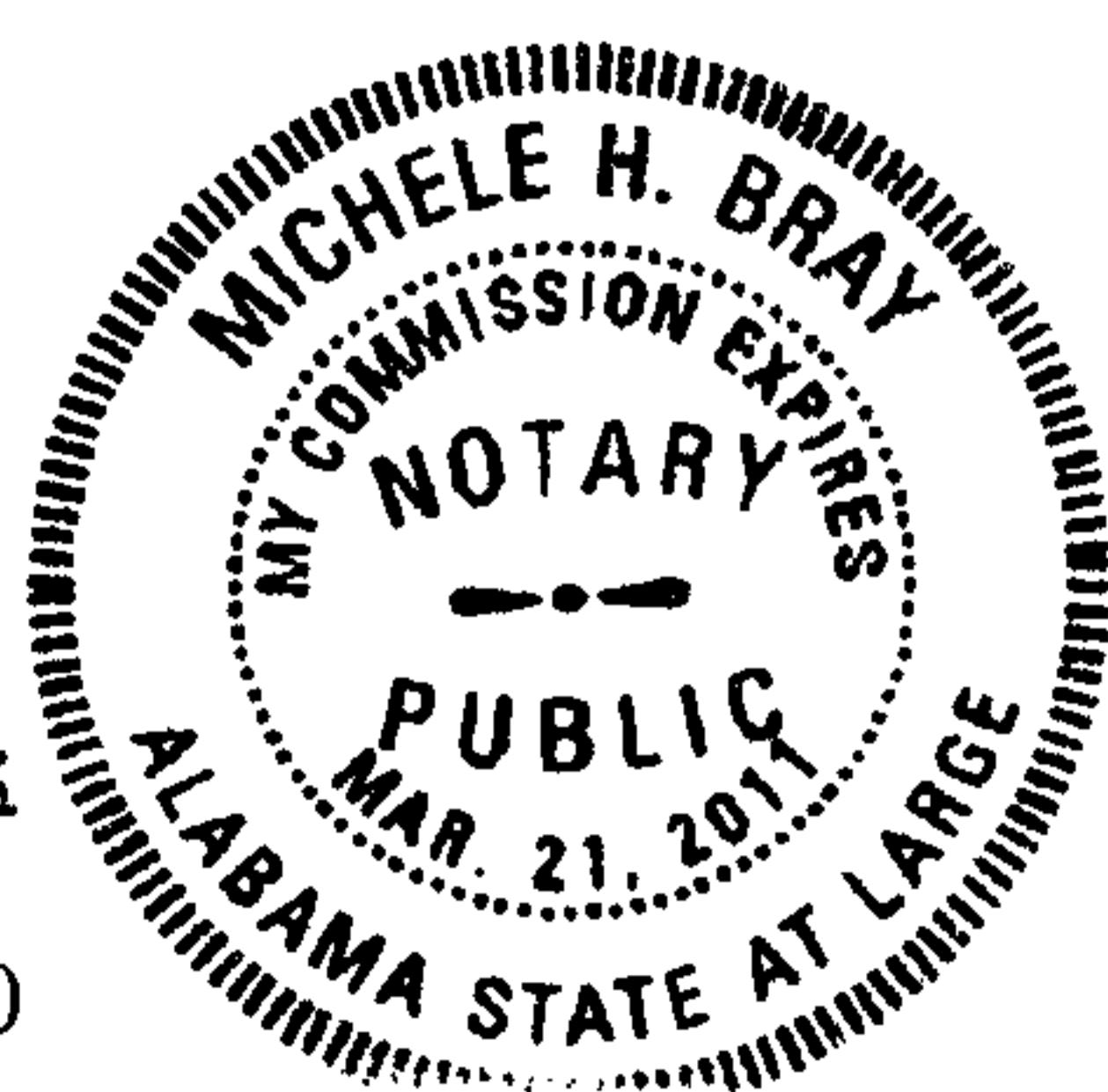
By: 
Grantor


Grantor

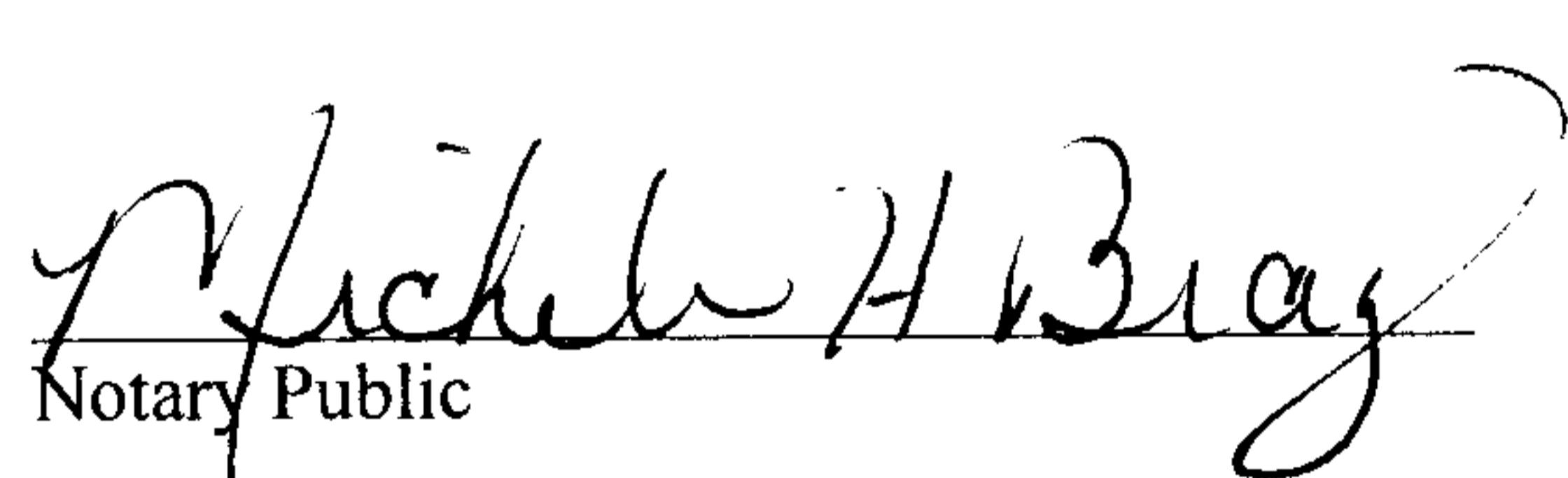
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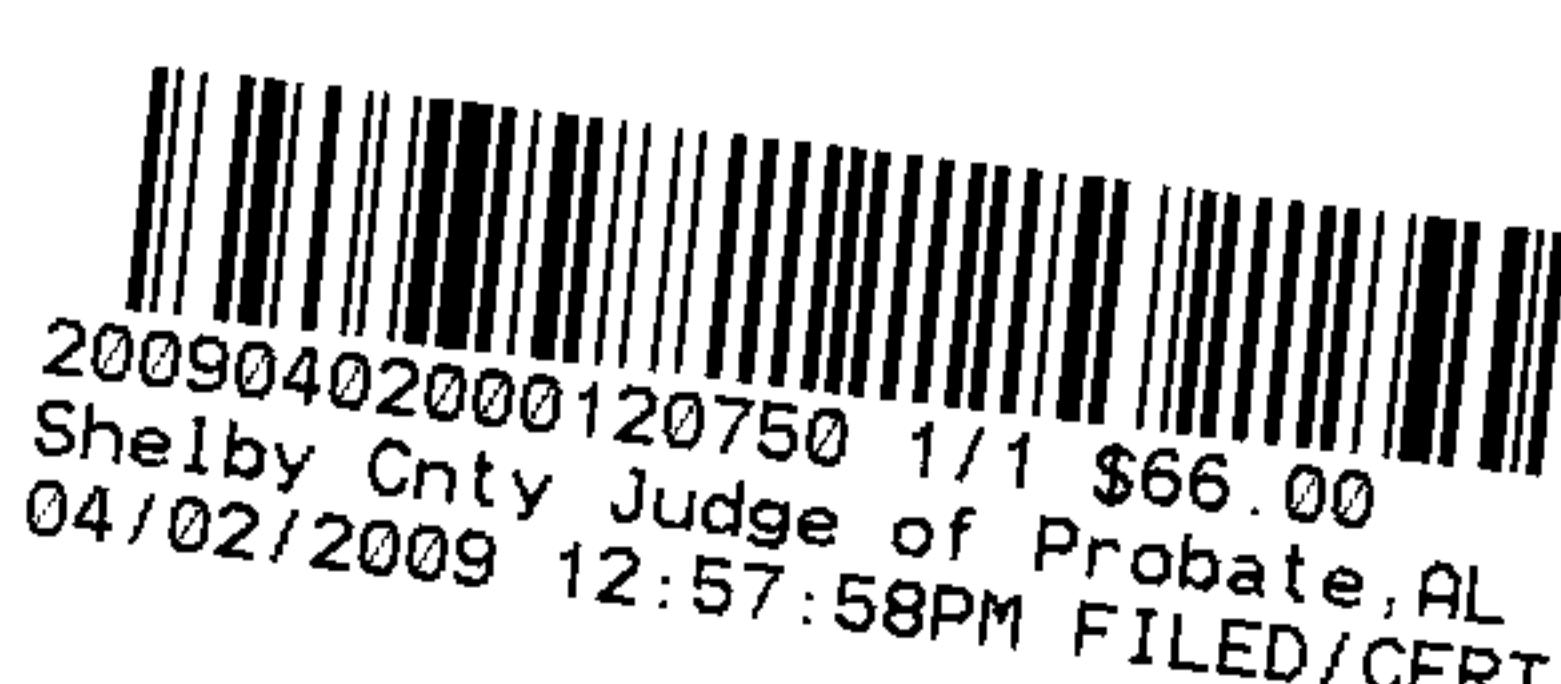
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kevin R. Schultz and Leah B. Schultz, as Husband and Wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this on the 23rd day of March, 2009



This Instrument Prepared By:
Kevin Hays, Attorney at Law
300 Vestavia Parkway, Ste 3450
Vestavia, AL 35216


Notary Public
Commission Expires: _____
Send Tax Notices To:
Edward R. Nix and Kimberly P. Nix
108 Wagon Trail
Alabaster, Alabama 35007



Shelby County, AL 04/02/2009
State of Alabama
Deed Tax: \$55.00