


This instrument prepared by:
John Hollis Jackson, III
Jackson & Jackson, LLP
P. O. Box 1818
Clanton, AL 35046

WARRANTY DEED

STATE OF ALABAMA

CHILTON COUNTY


20210407000174100 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
04/07/2021 10:46:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and no/100 (\$100.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Stephany L. Nix** a married person, (herein referred to as grantor), grants, bargains, sells and conveys to **Duane E. Nix**, (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Nix Family Subdivision, as recorded in Map Book 53, Page 82, in the Probate Office of Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

\$355,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith.

Grantor herein certifies that the above described property constitutes no part of his present marital homestead.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And said grantor does for itself and for its successors and assigns covenant with the said grantee, its successors and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this the
22 day of March, 2021.

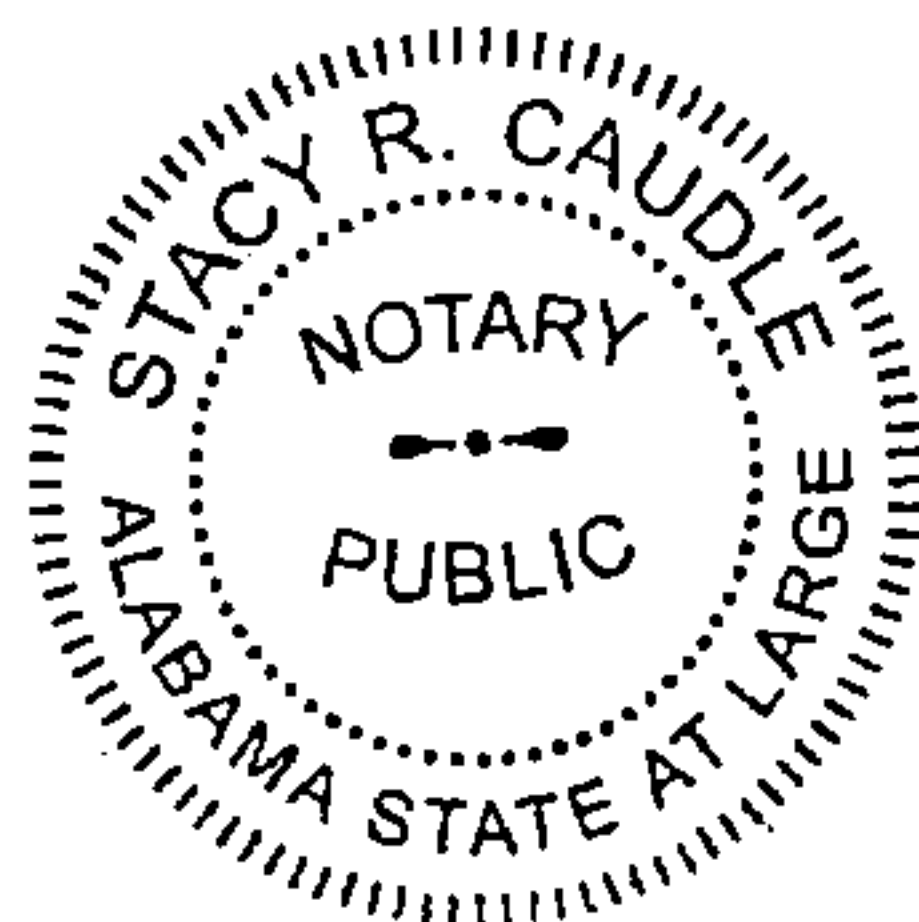
Stephany L. Nix
Stephany L. Nix

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephany L. Nix, who 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 the 22 day of March, 2021.




Stacy R. Caudle
Notary Public 2-21-21

Address of Grantee:
74 Merry Glen Lane
Chelsea, AL 35043

Address of Grantor:
157 Gillyn hollow Circle
Columbiana AL 35051

Property Address:
Lot 3 Nix Family
Columbiana, AL 35051


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