

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-28330

Send Tax Notice To: Paul Bowden
Joey Bowden

408 Hickory Circle
Sylacauga, AL 35150

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Three Thousand Dollars and No Cents (\$33,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **George Nix Jr., a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Paul Bowden and Joey Bowden**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

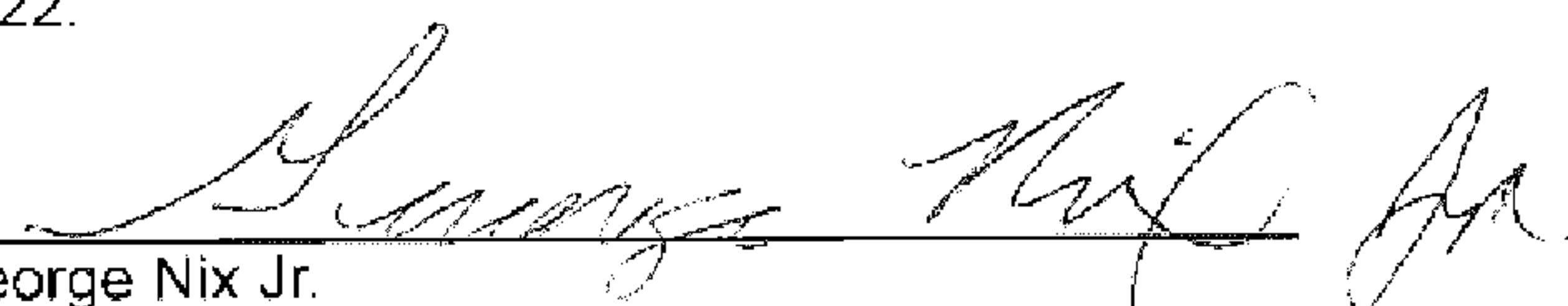
Property constitutes no part of the homestead of the Grantor herein or his spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of May, 2022.

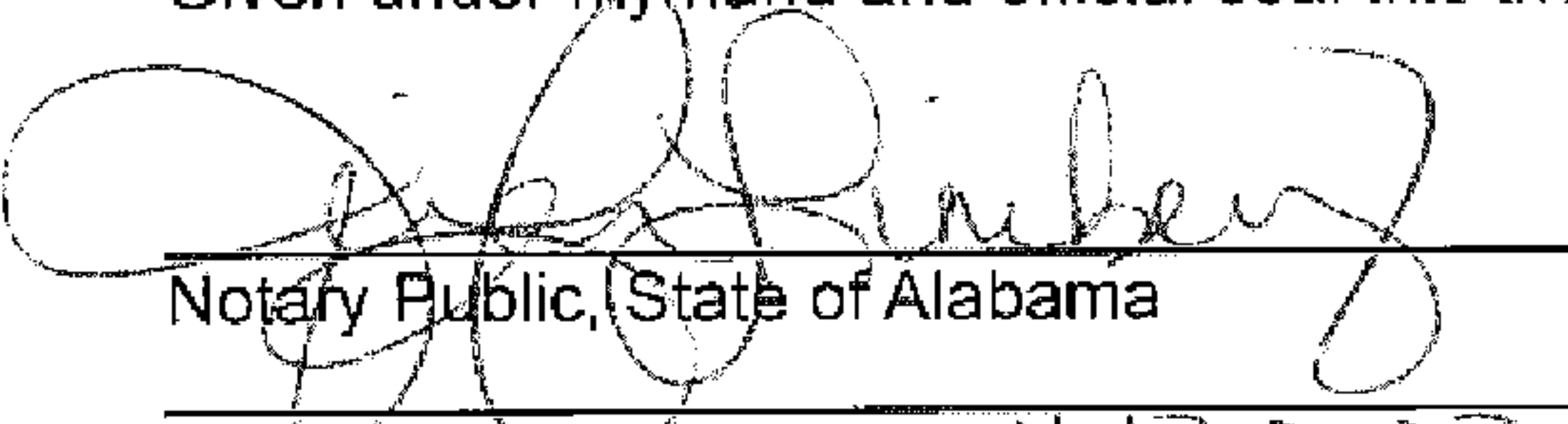

George Nix Jr.

State of Alabama

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that George Nix Jr., 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 the 25th day of May, 2022.


Notary Public, State of Alabama
My Commission Expires: 11-13-2023

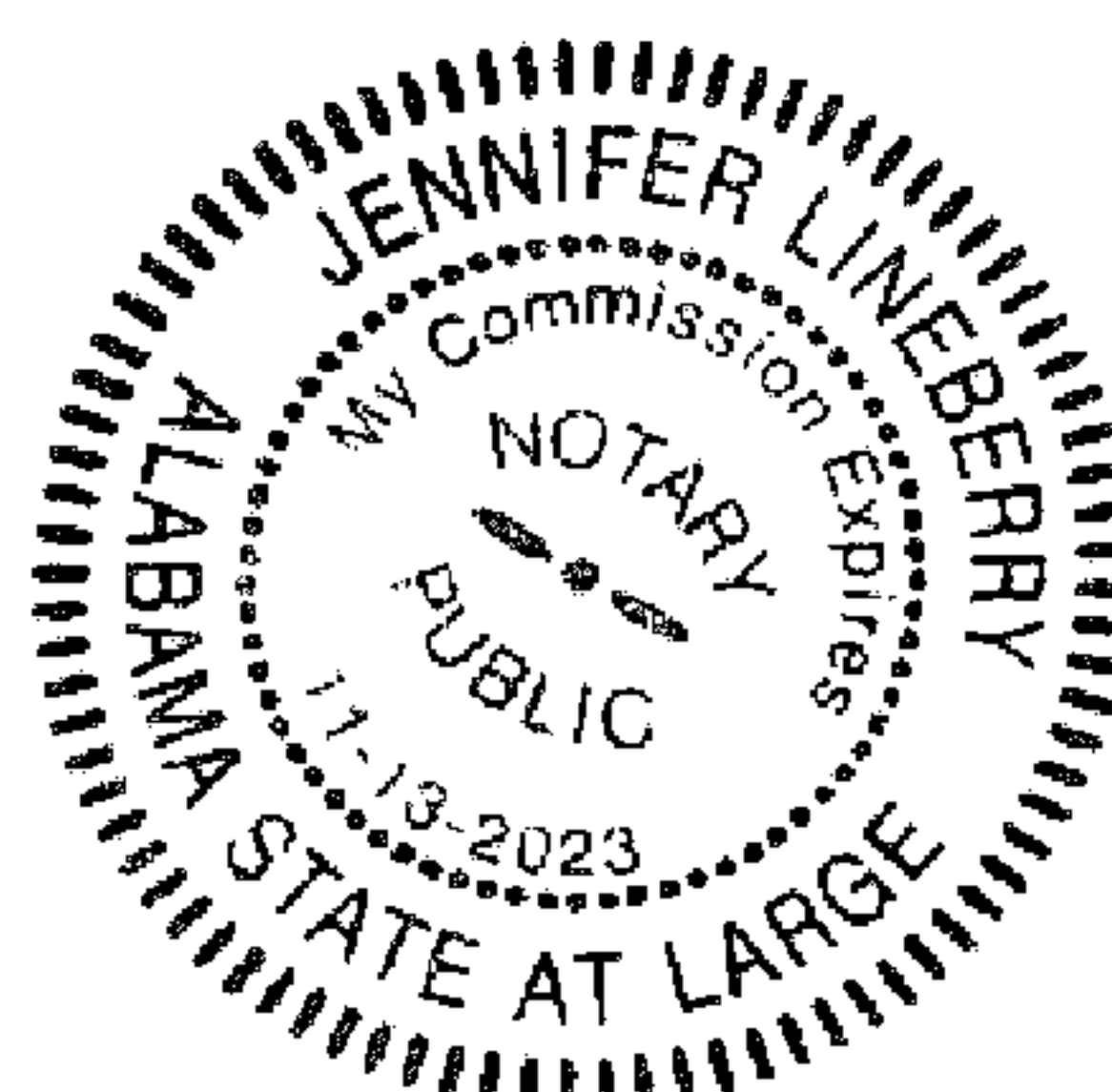


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the southeast corner of the Southwest Quarter of the Northeast Quarter, Section 12, Township 24 North, Range 15 East and run South 86 degrees 45 minutes West 589.4 feet for point of beginning of the property herein conveyed; thence continue South 86 degrees 45 minutes West for 161 feet; thence South 3 degrees 02 minutes East for 268.37 feet; thence North 49 degrees 30 minutes East for 228 feet; thence North 11 degrees 44 minutes West for 131.66 feet to the point of beginning. Situated in Shelby County, Alabama.

Alli S. Bayal

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Form RT-1