



20250801000234610 1/9 \$119.00  
Shelby Cnty Judge of Probate, AL  
08/01/2025 08:47:48 AM FILED/CERT

Instrument prepared by:

James M. Nix  
Jones and Nix, PLLC  
2 Country Place  
Pearl, Mississippi 39208  
(601) 948-6800

Send Tax Notices to:

Sharon Nix McDaniel & Gary Scott McDaniel  
2000 Lee Road 250  
Salem, Alabama 36974  
(706) 527-5086

**THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IN RELIANCE UPON THE LEGAL DESCRIPTION PROVIDED BY SURVEYOR.**

## **ESTATE PARTITION DEED**

STATE OF ALABAMA     §  
COUNTY OF SHELBY   §

WHEREAS, by Warranty Deed dated April 9, 1977, recorded in Book 304, beginning at Page 851 (Instrument 19770419000036650) in the office of the Judge of Probate of Shelby County, Alabama, Peggy P. Nix acquired title to a certain 9.46 acre parcel of land situated in Section 16 of Township 22 South, Range 03 West, Shelby County, Alabama; and

WHEREAS, by Warranty Deed dated May 26, 1979, recorded in Book 319, beginning at Page 775 (Instrument 19790529000065370) in the office of the Judge of Probate of Shelby County, Alabama, Peggy P. Nix acquired title to a certain 9.37 acre parcel of land situated in Section 16 of Township 22 South, Range 03 West, Shelby County, Alabama; and

WHEREAS, by Warranty Deed - Joint Tenancy dated February 19, 1997, recorded as Instrument 1997-05939 in the office of the Judge of Probate of Shelby County, Alabama, Peggy Peters Nix conveyed a 3.02 acre parcel of said land to Russell Bliss Nix and wife, Melinda Bracknell Nix, as joint tenants with rights of survivorship; and

WHEREAS, Peggy Ann Peters Nix (who was also known as Peggy Peters Nix and Peggy P. Nix) died testate in Shelby County, Alabama, on the 25th day of April, 2003, and her estate was administered in the Probate Court of Shelby County, Alabama, in Cause No. PR-2003-000463; and

WHEREAS, by Decree Admitting Will to Probate & Granting Letters Testamentary dated September 23, 2003, the Probate Court of Shelby County, Alabama, admitted the Last Will and Testament of Peggy Ann Peters Nix dated February 2, 1973, to probate and granted Letters Testamentary to Karen Jeaneane Nix Czeskleba as Personal Representative under said Will; and

WHEREAS, Peggy Ann Peters Nix was unmarried at the time of her death, having been predeceased by her husband, Bliss Nix, Jr.; and

WHEREAS, pursuant to Item Three of her Last Will and Testament, Peggy P. Nix devised all of her estate to her children, Karen Jeaneane Nix (now known as Karen Jeaneane Nix

Shelby County, AL 08/01/2025  
State of Alabama  
Deed Tax: \$60.00



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Czeskleba), Brenda Ann Nix (now known as Brenda Ann Nix Haley), Sharon Elise Nix (now known as Sharon Elise Nix McDaniel) and Russell Bliss Nix; and

WHEREAS, Karen Jeaneane Nix Czeskleba, Brenda Ann Nix Haley, Sharon Elise Nix McDaniel and Russell Bliss Nix have entered into an agreement whereby they have voluntarily agreed to partition the real property owned by Peggy P. Nix at the time of her death; and

WHEREAS, this Estate Partition Deed is one of four separate Estate Partition Deeds being executed simultaneously to effect a partial partition of said real property.

NOW, THEREFORE, know all men by these presents, that in accordance with said agreement and for and in consideration of the love and affection of the Grantors for the Grantees and the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned

**Karen Jeaneane Nix Czeskleba in her capacity as Personal Representative of the Estate of Peggy Ann Peters Nix**

526 Salem Road  
Montevallo, Alabama 35115  
(205) 453-2237

**Karen Jeaneane Nix Czeskleba (in her individual capacity) and husband, James Edwin Czeskleba**

526 Salem Road  
Montevallo, Alabama 35115  
(205) 453-2237

**Brenda Ann Nix Haley and husband, Donald Baxter Haley**

3612 Royal Court North  
Lakeland, Florida 33812  
(863) 644-9437

**Sharon Elise Nix McDaniel and husband, Gary Scott McDaniel**

2000 Lee Road 250  
Salem, Alabama 36974  
(706) 527-5086

**Russell Bliss Nix and wife, Melinda Bracknell Nix**

686 Salem Road  
Montevallo, Alabama 35115  
(205) 910-0840

(hereinafter collectively referred to at times as the "Grantors"), do hereby grant, bargain, sell and convey unto

**Sharon Elise Nix McDaniel and husband, Gary Scott McDaniel**, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor in fee simple

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(hereinafter collectively referred to at times as the "Grantees") all of their right, title and interest in and to the following-described real estate situated in Shelby County, Alabama, to-wit:

**Parcel 2**

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 16, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: COMMENCING at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 16, Township 22 South, Range 03 West, thence North 88° 15' 48" West for a distance of 414.05 feet to the POINT OF BEGINNING of the Parcel herein described; thence South 00° 27' 25" West for a distance of 328.59 feet; thence North 88° 14' 57" West for a distance of 418.00 feet; thence North 00° 27' 25" East for a distance of 328.48 feet to the south side of an ingress/egress easement; thence along said easement South 88° 15' 48" East for a distance of 418.00 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 3.152 Acres, 137295.1 Square Feet, more or less. Said easement recorded in Instrument 201007270002393940. All according to a survey of J. Clayton Lynch, P.L.S. (AL. Reg. No. 34331) dated October 24, 2024. Prior instruments reference: Book 304, Page 851 (Instrument 19770419 000036650) and Book 319, Page 775 (Instrument 19790529000065370). The above-described land is a portion of Tax Parcels No. 27-5-16-3-001-001.000 and 27-5-16-3-001-001.001.

ALSO, for said consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby grant to said Grantees, a perpetual non-exclusive easement that shall run with the above-described 3.152-acre parcel of land (Parcel 2) and any other land owned by Grantees adjacent thereto for a waterline and other utilities over and across a strip of land five (5) feet in width running from the Eastern right-of-way line of Shelby County Road No. 15 (which road is also known as Salem Road) to the West line of the above-described 3.152-acre parcel of land (Parcel 2), said five (5) foot wide strip of land being more particularly described as follows, to-wit:

Beginning at a point five (5) feet South of the below-described easement and right-of-way being granted by John W. Nix, Jr. to the Grantees where the South line of the below-described easement and right-of-way intersects the Eastern right-of-way line of Shelby County Road No. 15 (which road is also known as Salem Road), thence run in a Southerly direction along the Eastern right-of-way line of Shelby County Road No. 15 for a distance of five (5) feet; thence run in an Easterly direction parallel to the below-described easement and right-of-way for a distance of 429.16 feet, more or less, to the West line of the above-described 3.152-acre parcel of land (Parcel 2); thence run Northerly along the West line of the above-described 3.152-acre parcel of land (Parcel 2) to a point that is five (5) feet South of the below-described easement and right-of-way; thence run in a Westerly direction parallel to the below-described easement and right-of-way for a distance of 429.16 feet, more or less, to the Point of Beginning.

ALSO, for and in consideration of the sum of One and no/100 Dollars (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **John W. Nix, Jr.**, whose address is 694 Salem Road, Montevallo, Alabama 35115, (205) 665-1581, does hereby grant to said Grantees, a perpetual non-exclusive easement and right-of-way that shall run with the above-described 3.152-acre parcel of land (Parcel 2) and any other land owned by Grantees adjacent thereto for ingress, egress and utilities over and across the following-described strip of land, to-wit:





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Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 16 of Township 22 South, Range 03 West, Shelby County, Alabama, as the same was located by William J. Egan, Jr. by survey dated January 18, 1977, and run thence in an Easterly direction along the Northern boundary of said quarter-quarter section to the Eastern right-of-way line of Shelby County Road No. 15 (which road is also known as Salem Road) and the Point of Beginning hereof; thence turn to the left and run Northerly along the Eastern boundary of Shelby County Road No. 15 a distance of 52.34 feet to a point; thence turn to the right and run Easterly a distance of 1545.33 feet along a fence line to a point on the Western boundary of the property currently owned by John W. Nix, Jr.; thence turn an angle of 90 degrees to the right and run Southerly a distance of 52.34 feet, more or less, to a point on the Northern boundary of the Northwest Quarter of the Southeast Quarter of said Section 16, as located by the survey of William J. Egan, Jr. dated January 18, 1977; thence turn to the right and run Westerly 1545.33 feet to the Point of Beginning; being that strip of land whereon a perpetual easement and right-of-way was conveyed to John W. Nix (Sr.) and Cherry Farley Nix by instrument dated November 5, 1977, recorded in Book 308, beginning at Page 896, and re-recorded in Book 322, beginning at Page 634, among the records in the office of the Judge of Probate of Shelby County, Alabama. Prior instruments reference: Book 308, Page 896 (Instrument 19771112000 122100), Book 322, Page 634 (Instrument 19791015000133880) and Instrument 201007270002393940.

TO HAVE AND TO HOLD the above-described land, easement and right-of-way to the said Grantees in fee simple for and during their joint lives and upon the death of any 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.

The above-described land forms no part of the homestead of any Grantor herein.

Grantors do for themselves and for their heirs, successors, assigns, executors and administrators covenant with the Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-described land; that said land is free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors, assigns, executors and administrators shall warrant and defend the same to the Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

This conveyance also is made subject to all current and future unpaid ad valorem taxes, prior conveyances, easements, rights-of-way, agreements, encumbrances, encroachments, setback lines, covenants and restrictions of record, if any, and all zoning ordinances and all other matters of record which are applicable to said land or that might be disclosed by an accurate survey or careful physical inspection of said land. This conveyance is also made subject to that certain perpetual non-exclusive five (5) foot wide easement running along the North line of the above-described 3.152-acre parcel of land (Parcel 2) for a waterline and other utilities being conveyed simultaneously herewith to Russell Bliss Nix and wife, Melinda Bracknell Nix, as joint tenants.

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EXECUTION AND ACKNOWLEDGMENT PAGES FOLLOW**



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IN WITNESS WHEREOF, the Grantors and John W. Nix, Jr. (as to easement and right-of-way only) have hereunto set their hands and seals as of the 15th day of May, 2025.

Karen Jeaneane Nix Czeskleba

Karen Jeaneane Nix Czeskleba as Personal  
Representative of Estate of Peggy Ann Peters Nix

Karen Jeaneane Nix Czeskleba

Karen Jeaneane Nix Czeskleba

James Edwin Czeskleba

James Edwin Czeskleba

Brenda Ann Nix Haley

Brenda Ann Nix Haley

Donald Baxter Haley

Donald Baxter Haley

Sharon Elise Nix McDaniel

Sharon Elise Nix McDaniel

Gary Scott McDaniel

Gary Scott McDaniel

Russell Bliss Nix

Russell Bliss Nix

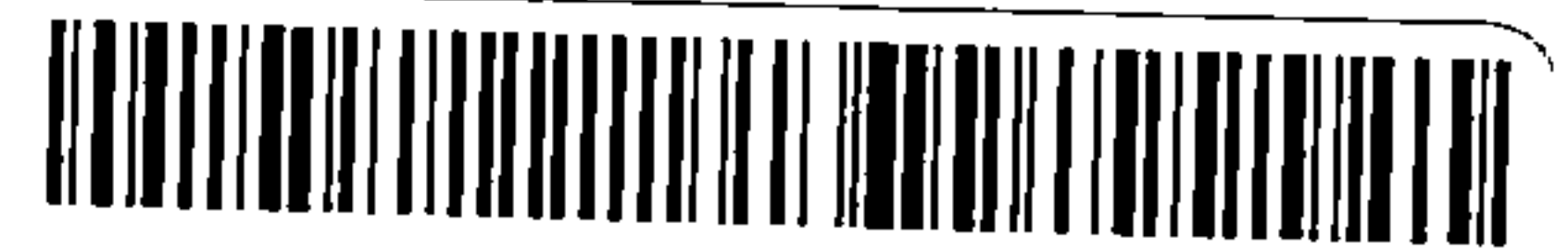
Melinda Bracknell Nix

Melinda Bracknell Nix

John W. Nix, Jr.

John W. Nix, Jr. (as to easement and right-of-way only)





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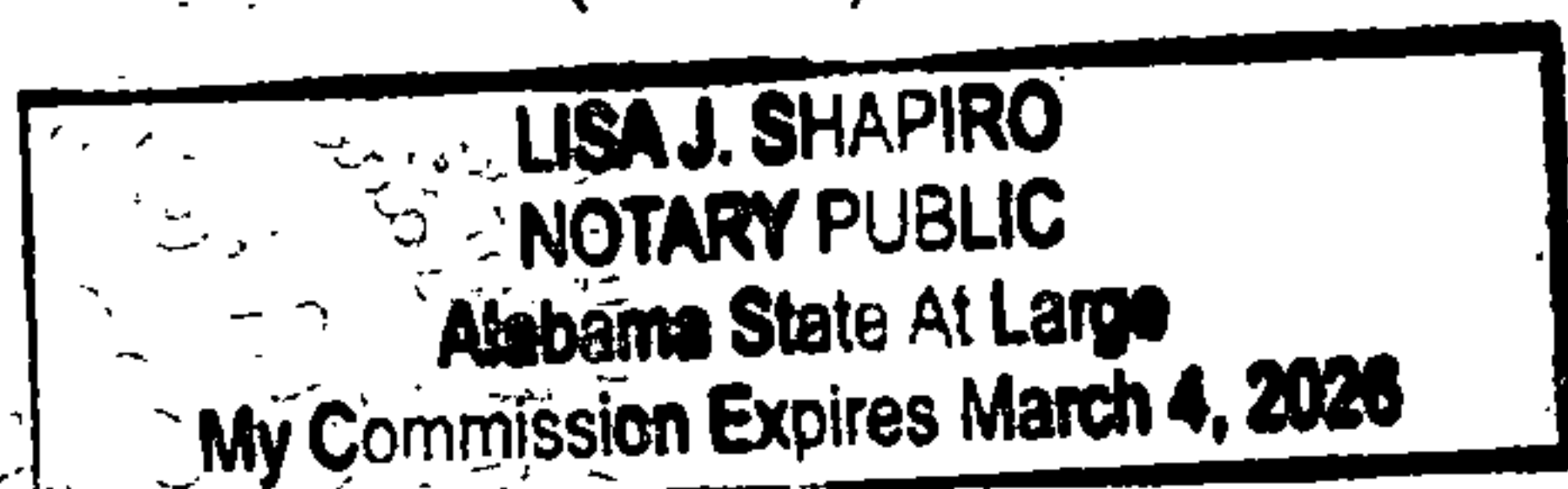
STATE OF ALABAMA §

COUNTY OF Shelby §

I, the undersigned notary public in and for said County and State, do hereby certify that Karen Jeaneane Nix Czeskleba, in her capacity as Personal Representative of Estate of Peggy Ann Peters Nix, deceased, Shelby County, Alabama Cause No. PR-2003-000463, whose name is signed to the foregoing instrument, and who is known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the instrument she signed, executed and delivered the same voluntarily on the day the same bears date, she being duly authorized and empowered so to do.

Given under my hand and official seal on this the 29<sup>th</sup> day of May, 2025.

(SEAL)



[Signature]  
Notary Public  
My commission expires 3/4/2026

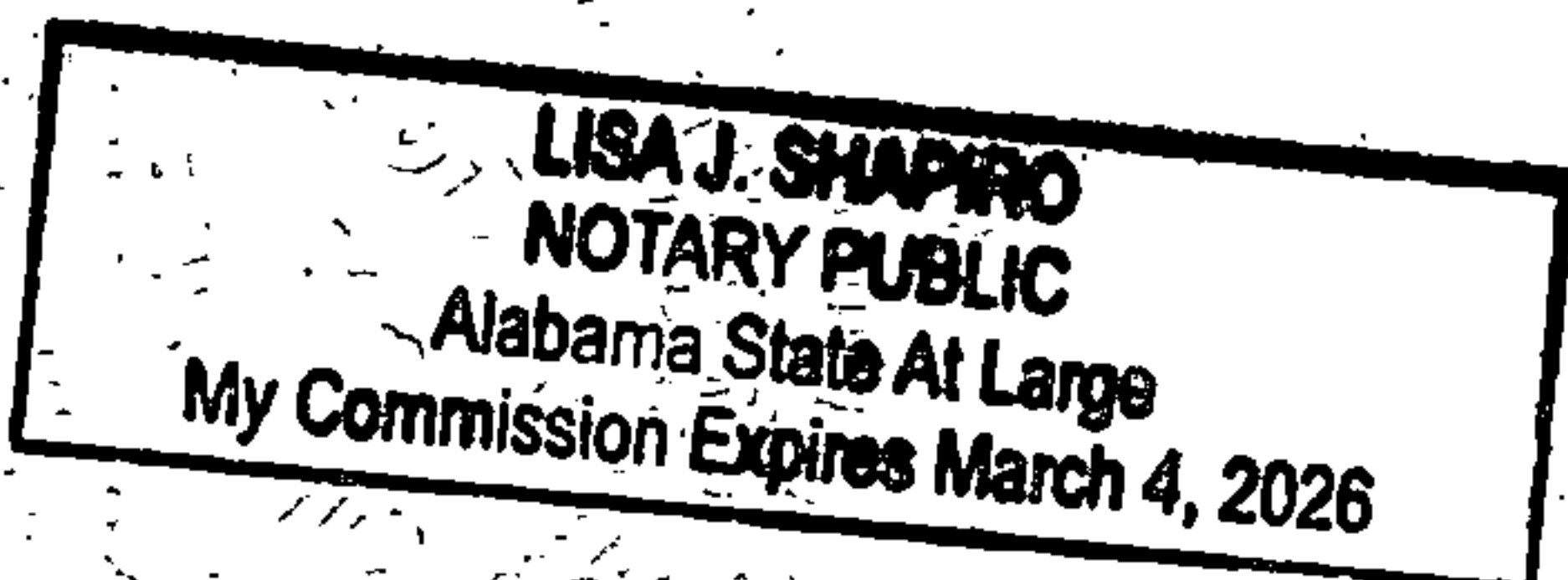
STATE OF ALABAMA §

COUNTY OF Shelby §

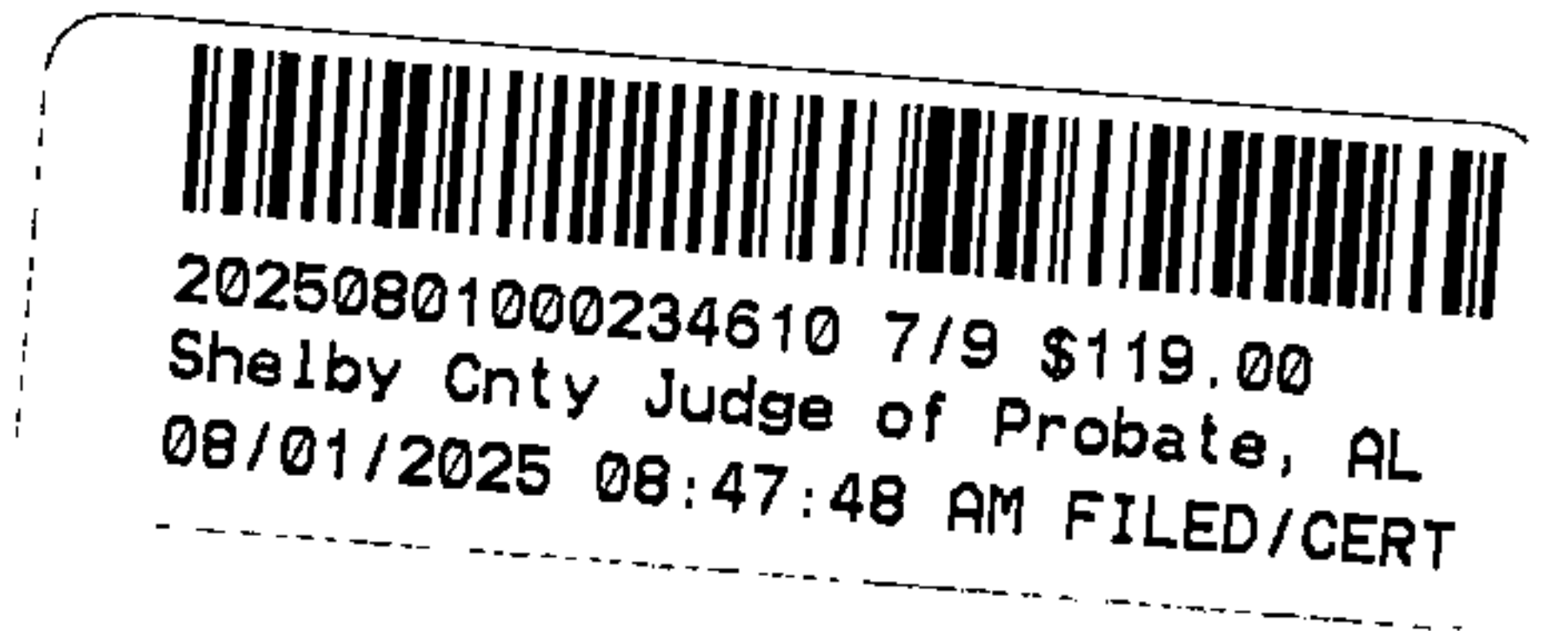
I, the undersigned notary public in and for said County and State, do hereby certify that Karen Jeaneane Nix Czeskleba and husband, James Edwin Czeskleba, whose names are signed to the foregoing instrument, and who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the instrument they signed, executed and delivered the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 29<sup>th</sup> day of May, 2025.

(SEAL)



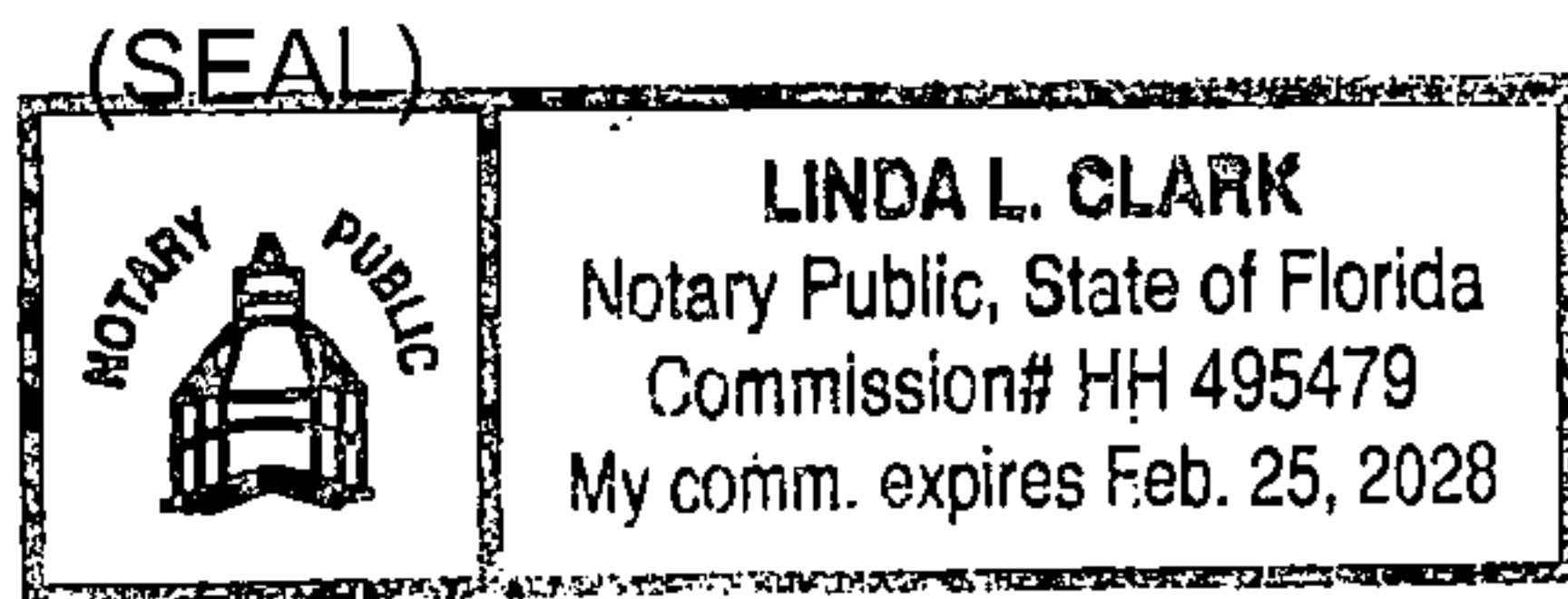
[Signature]  
Notary Public  
My commission expires 3/4/2026




STATE OF Florida §  
COUNTY OF Polk §

I, the undersigned notary public in and for said County and State, do hereby certify that Brenda Ann Nix Haley and husband, Donald Baxter Haley, whose names are signed to the foregoing instrument, and who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the instrument they signed, executed and delivered the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 18 day of June, 2025.

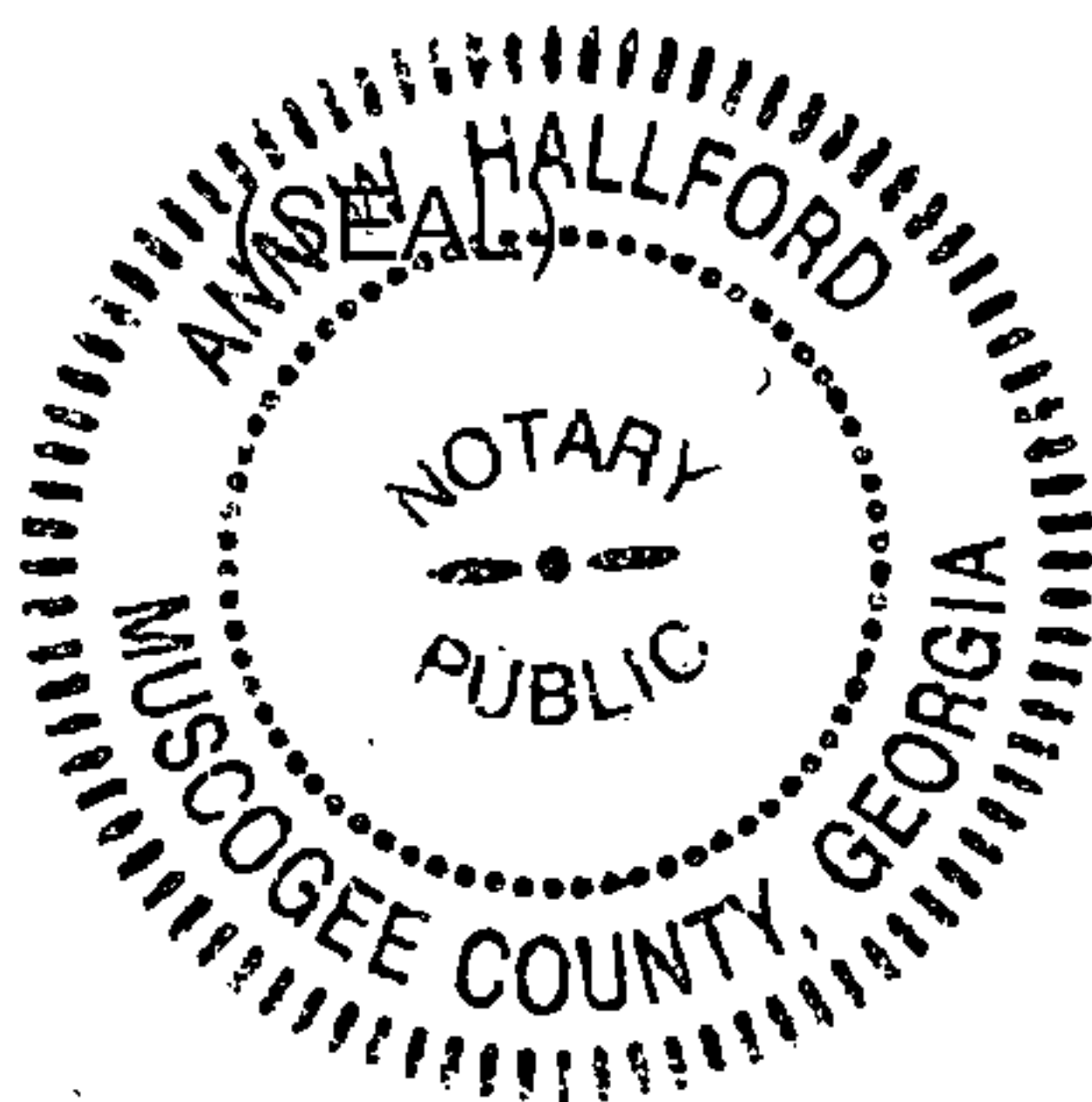


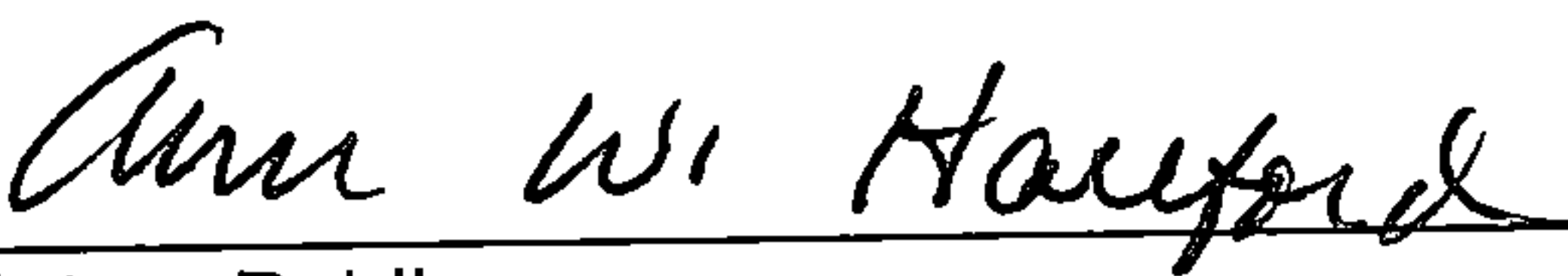
  
Notary Public  
My commission expires 2-25-2028

STATE OF ALABAMA <sup>Qu h</sup> GEORGIA §  
COUNTY OF Muscogee §

I, the undersigned notary public in and for said County and State, do hereby certify that Sharon Elise Nix McDaniel and husband, Gary Scott McDaniel, whose names are signed to the foregoing instrument, and who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the instrument they signed, executed and delivered the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 9<sup>th</sup> day of June, 2025.



  
Notary Public  
My commission expires 9-10-2026



STATE OF ALABAMA §  
COUNTY OF Shelby §

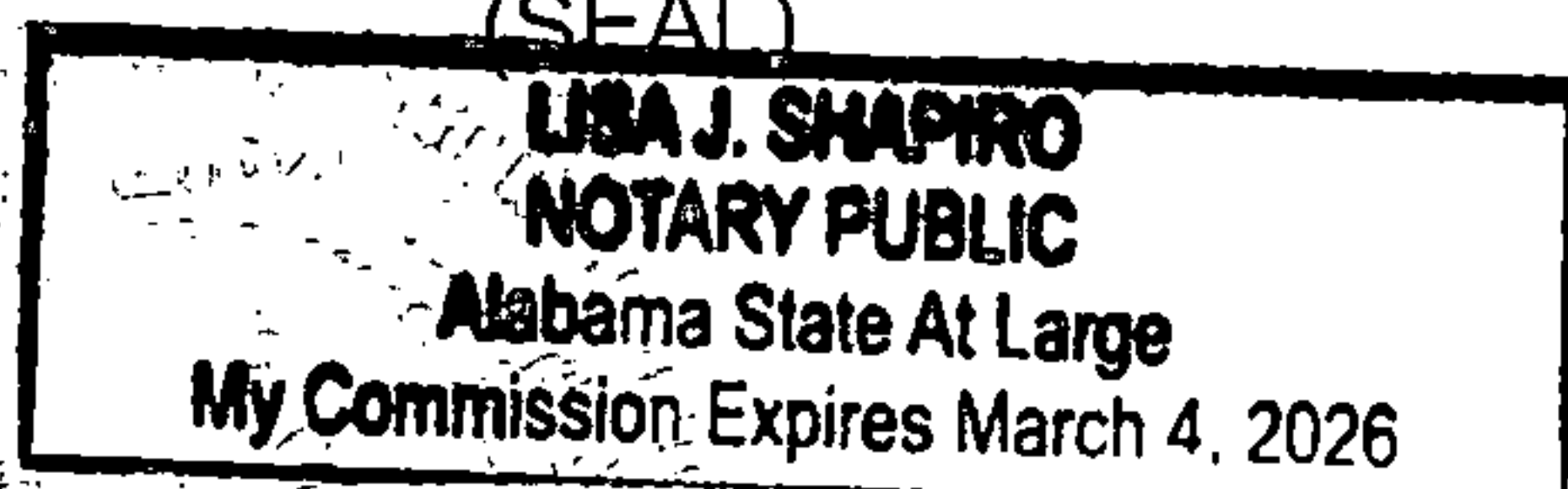


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I, the undersigned notary public in and for said County and State, do hereby certify that Russell Bliss Nix and wife, Melinda Bracknell Nix, whose names are signed to the foregoing instrument, and who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the instrument they signed, executed and delivered the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 28th day of May, 2025.

(SEAL)



Lisa J. Shapiro  
Notary Public  
My commission expires 3-4-2026

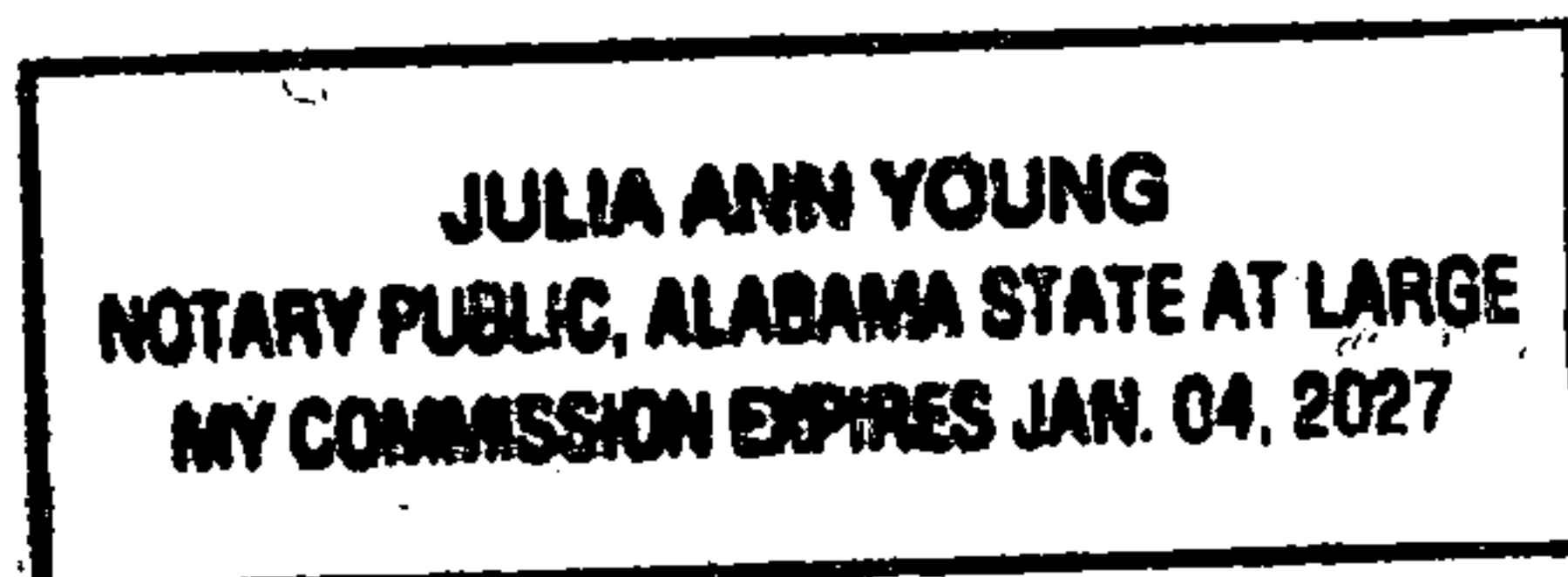
STATE OF ALABAMA §  
COUNTY OF JEFFERSON §

I, the undersigned notary public in and for said County and State, do hereby certify that John W. Nix, Jr., whose name is signed to the foregoing instrument, and who is known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the instrument he signed, executed and delivered the same (as to easement and right-of-way only) voluntarily on the day the same bears date.

Given under my hand and official seal on this the 1 day of JUNE, 2025.

(SEAL)

Julia Ann Young  
Notary Public  
My commission expires JAN. 04, 2027







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## Real Estate Sales Validation Form

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

Grantor's Name Estate of Peggy Ann Peters Nix  
Mailing Address 526 Salem Road  
Montevallo, Alabama 35115

Grantee's Name Sharon Nix McDaniel & Gary Scott McDaniel  
Mailing Address 2000 Lee Road 250  
Salem, Alabama 36974

Property Address Salem Road  
Montevallo, Alabama 35115  
3.152 acres in NE¼ of SW¼ of  
Section 16, T22S, R03W

Date of Sale May 15, 2025  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 60,000.00  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☒ Appraisal  
☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

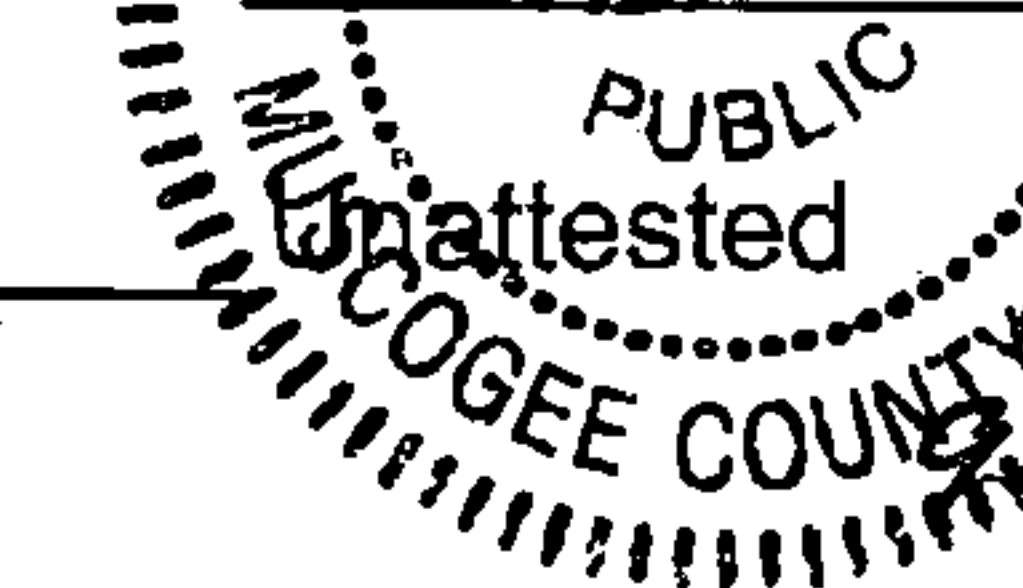
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-25

Print Sharon Nix McDaniel & Gary Scott McDaniel



(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1