



20250801000234640 1/8 \$116.00
Shelby Cnty Judge of Probate, AL
08/01/2025 08:47:51 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:

James Edwin Czeskleba & Karen Nix Czeskleba
526 Salem Road
Montevallo, Alabama 35115
(205) 453-2237

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



20250801000234640 2/8 \$116.00
Shelby Cnty Judge of Probate, AL
08/01/2025 08:47:51 AM FILED/CERT

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

Karen Jeaneane Nix Czeskleba (in her individual capacity) and husband, James Edwin Czeskleba, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor in fee simple

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



20250801000234640 3/8 \$116.00
Shelby Cnty Judge of Probate, AL
08/01/2025 08:47:51 AM FILED/CERT

(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 5

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 South 00° 26' 12" West for a distance of 328.69 feet; thence South 00° 26' 46" West for a distance of 217.99 feet to the POINT OF BEGINNING of the Parcel herein described; thence continue South 00° 26' 46" West for a distance of 110.90 feet; thence North 88° 14' 10" West for a distance of 1238.88 feet to the eastern right-of-way of Highway 15 (which road is also known as Salem Road); thence along said right-of-way North 01° 15' 19" East for a distance of 5.46 feet to a point on a curve to the left having a radius of 6717.50 feet with a chord bearing of North 00° 48' 20" East and a chord length of 105.43 feet; thence along said right-of-way along said arc an arc distance of 105.43 feet; thence leaving said right-of-way South 88° 14' 10" East for a distance of 1238.14 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 3.152 Acres, 137296.7 Square Feet, more or less. 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.

TO HAVE AND TO HOLD the above-described land 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.

REMAINDER OF THIS PAGE INTENTIONALLY BLANK



20250801000234640 4/8 \$116.00
Shelby Cnty Judge of Probate, AL
08/01/2025 08:47:51 AM FILED/CERT

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the
15th day of May, 2025.

Karen Jeanne Nix Czeskleba

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

Karen Jeanne Nix Czeskleba

Karen Jeanne Nix Czeskleba

Brenda Ann Nix Haley

Brenda Ann Nix Haley

Sharon Elise Nix McDaniel

Sharon Elise Nix McDaniel

Russell Bliss Nix

Russell Bliss Nix

James Edwin Czeskleba

James Edwin Czeskleba

Donald Baxter Haley

Donald Baxter Haley

Gary Scott McDaniel

Gary Scott McDaniel

Melinda Bracknell Nix

Melinda Bracknell Nix

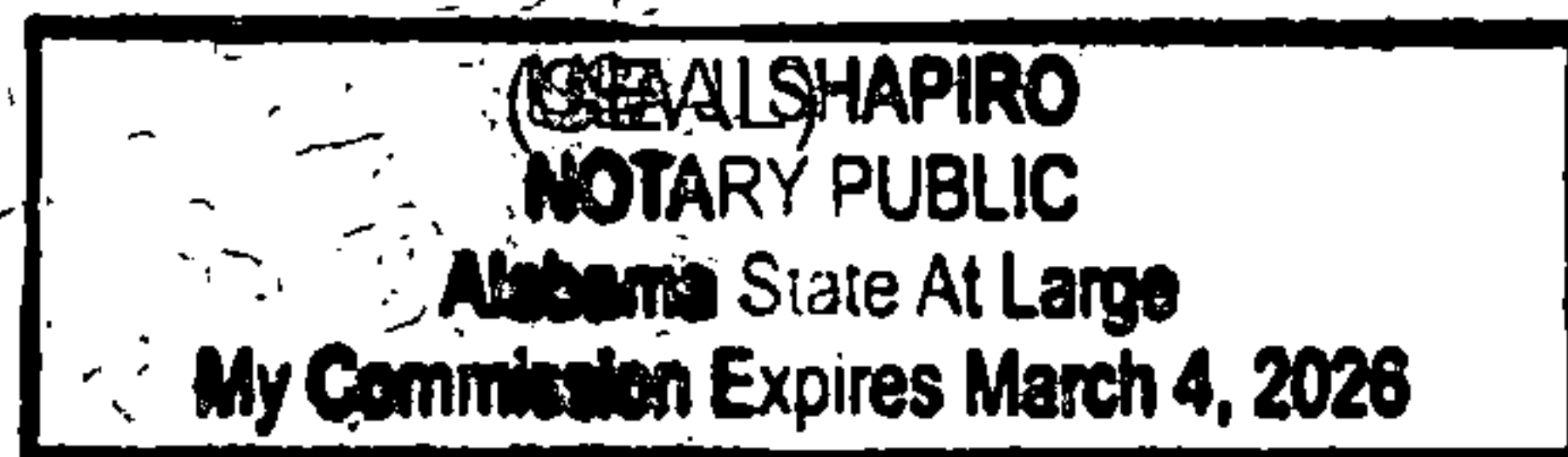


20250801000234640 5/8 \$116.00
Shelby Cnty Judge of Probate, AL
08/01/2025 08:47:51 AM FILED/CERT

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 29th day of May, 2025.



Lisa J. Shapiro
Notary Public

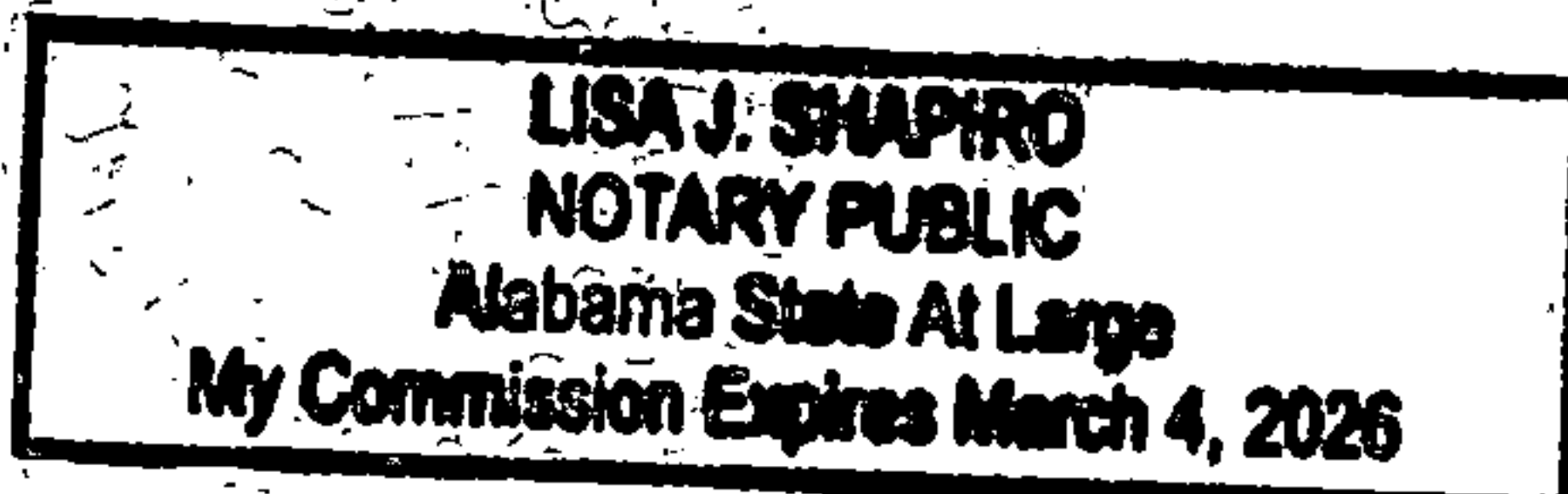
My commission expires 3/4/2026

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 29th day of May, 2025.

(SEAL)



Lisa J. Shapiro
Notary Public

My commission expires _____



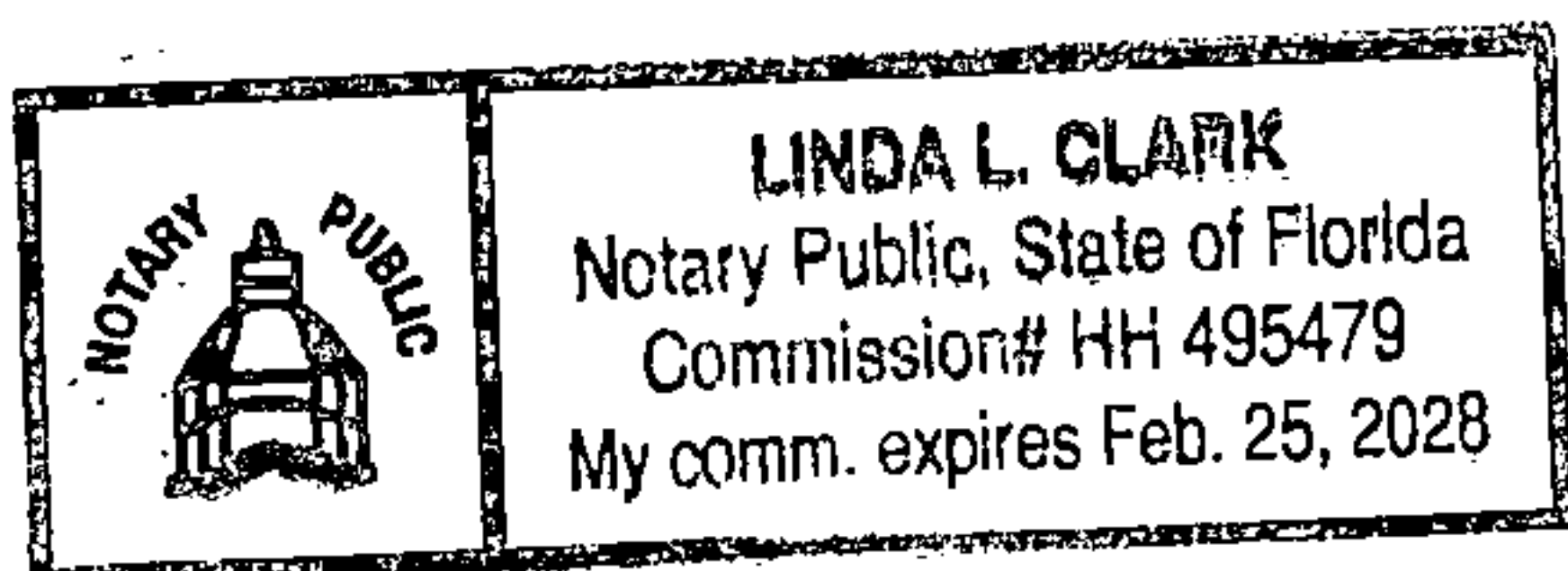
20250801000234640 6/8 \$116.00
Shelby Cnty Judge of Probate, AL
08/01/2025 08:47:51 AM FILED/CERT

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.

(SEAL)

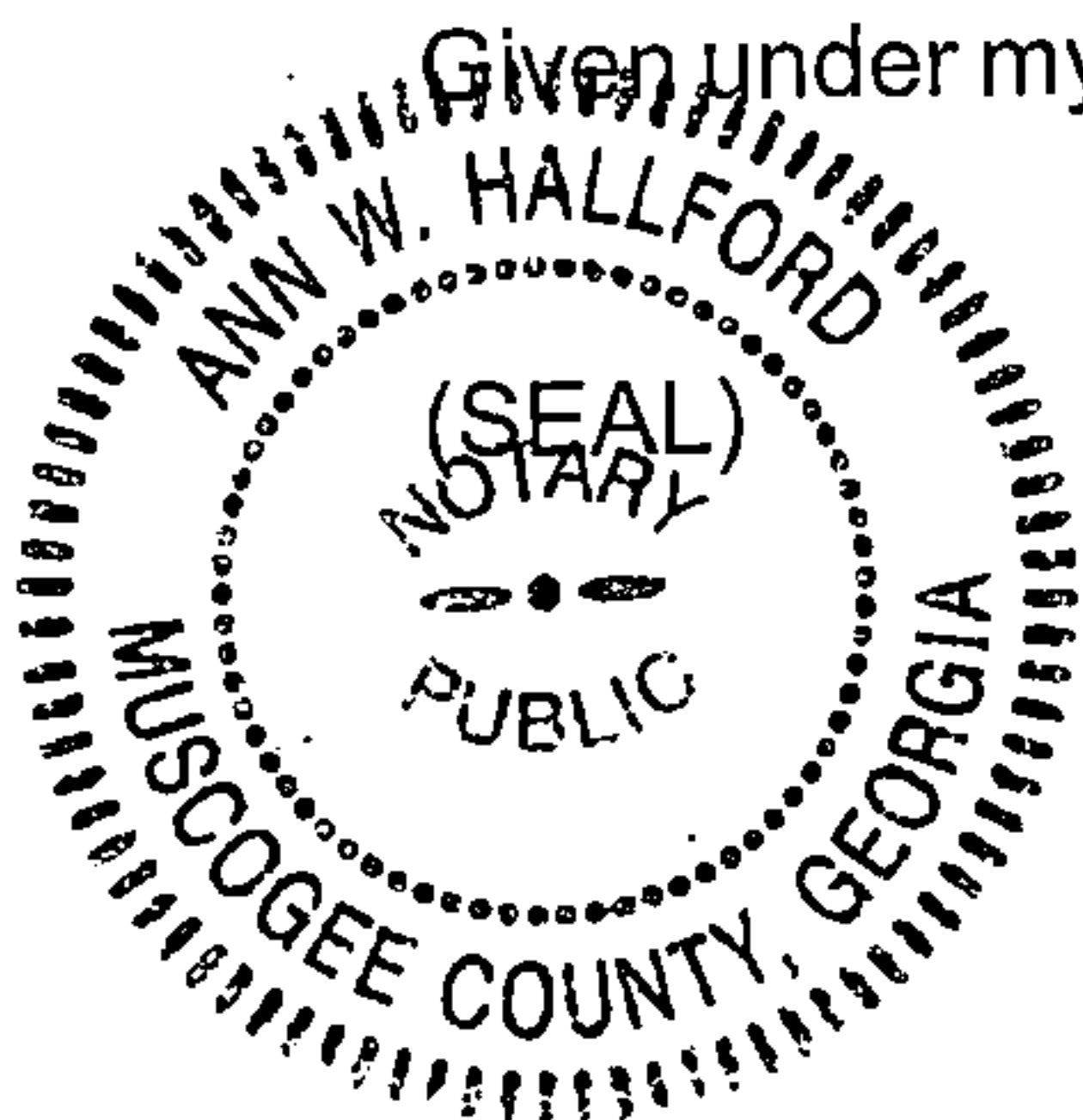


[Signature]
Notary Public
My commission expires 2-25-2028

STATE OF ~~ALABAMA~~ GEORGIA ^{AWH} §
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 9th day of JUNE, 2025.



[Signature]
Notary Public
My commission expires 9-10-2026



20250801000234640 7/8 \$116.00
Shelby Cnty Judge of Probate, AL
08/01/2025 08:47:51 AM FILED/CERT

STATE OF ALABAMA §

COUNTY OF Shelby §

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
Alabama State At Large
My Commission Expires March 4, 2026

Lisa Shapiro
Notary Public

My commission expires

3-4-2026

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

20250801000234640 8/8 \$116.00
Shelby Cnty Judge of Probate, AL
08/01/2025 08:47:51 AM FILED/CERT

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

Grantee's Name Karen Nix Czeskleba & James Edwin Czeskleba
Mailing Address 526 Salem Road
Montevallo, Alabama 35115

Property Address 526 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 ☒ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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).

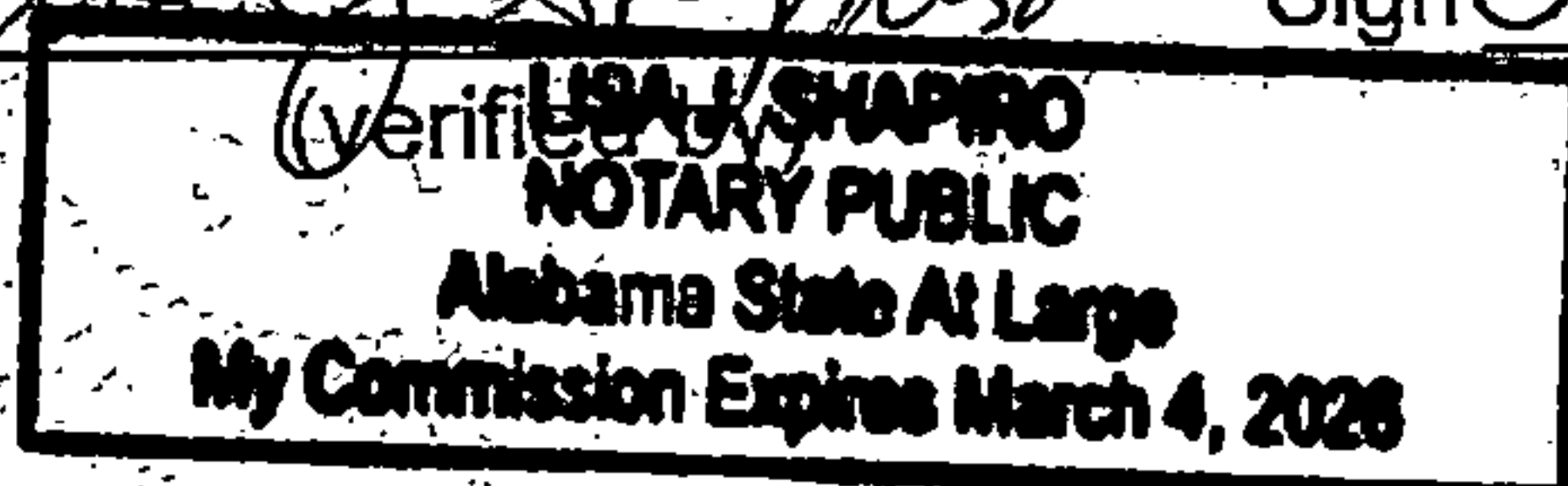
Date 7/31/25

Print Karen Nix Czeskleba & James Edwin Czeskleba

Unattested

Sign

Karen Nix Czeskleba James Edwin Czeskleba
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1