

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

Shelby County, AL 09/16/2025
State of Alabama
Deed Tax: \$5.50

20250916000284150 1/7 \$50.50
Shelby Cnty Judge of Probate, AL
09/16/2025 02:36:41 PM FILED/CERT

WARRANTY DEED

SEND TAX NOTICES TO:

656 Salem Rd
Montevallo, AL 35115

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of ONE HUNDRED SEVENTY SIX THOUSAND THREE HUNDRED AND 00/100(176,300.00) and other valuable considerations to the undersigned GRANTOR(S), Karen Nix Czeskleba, A/K/A Karen Jeaneane Nix, Russell Bliss Nix, Brenda Nix Haley, A/K/A Brenda Ann Haley, and Sharon Nix McDaniel, A/K/A Sharon Elise Nix, in hand paid by the GRANTEE(S), Anna Alexandra Nix and Michael Dalmous Portera, as joint tenants with right of survivorship, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

A parcel of land located in the Northeast Quarter of the Southwest Quarter of the of Section 16, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly being 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 run North 88° 15' 48" West for a distance of 832.05 feet the POINT OF BEGINNING of the Parcel herein described; thence South 00° 27' 25" West for a distance of 328.48 feet; thence North 88° 14' 57" West for a distance of 409.83 to the eastern right of way of Shelby County Highway No. 15 (AKA Salem Road), said point being on a curve to the left having a radius of 6717.50 feet, with a chord bearing of North 02° 54' 25" West and a chord length of 329.38 feet; thence along said right of way, along said arc an arc distance of 329.42 feet to the south side of an ingress/egress easement; thence leaving said right of way, along said easement South 88° 15' 48" East for a distance of 429.16 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 3.15 Acres, 137298 Square Feet, more or less. Said easement recorded in Instrument 201007270002393940.

Taken from the survey by J. Clayton Lynch, P.L.S., AL Reg. No. 34331 dated October 24, 2024.

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 those certain perpetual non-exclusive five (5) foot wide easements running along the North side of the above-described 3.152-acre parcel of land for waterlines and other utilities which are being conveyed by the Grantors to Russell Bliss Nix and

wife, Melinda Bracknell Nix, as joint tenants, and to Sharon Elise Nix McDaniel and husband, Gary Scott McDaniel, as joint tenants.

NOTE: \$171,011.00 of the purchase price was obtained by a Purchase Money Mortgage.


Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 11th day of July, 2025.


20250916000284150 2/7 \$50.50
Shelby Cnty Judge of Probate, AL
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Karen Nix Czeskleba
Karen Nix Czeskleba, A/K/A Karen
Jeaneane Nix

Russell Bliss Nix
Russell Bliss Nix

Brenda Nix Haley by Karen Czeskleba, Attorney in Fact
Brenda Nix Haley, A/K/A Brenda Ann
Haley by Karen Czeskleba, Attorney-In-
Fact

Sharon Nix McDaniel by Karen Czeskleba, Attorney in Fact
Sharon Nix McDaniel, A/K/A Sharon
Elise Nix by Karen Czeskleba, Attorney-
In-Fact

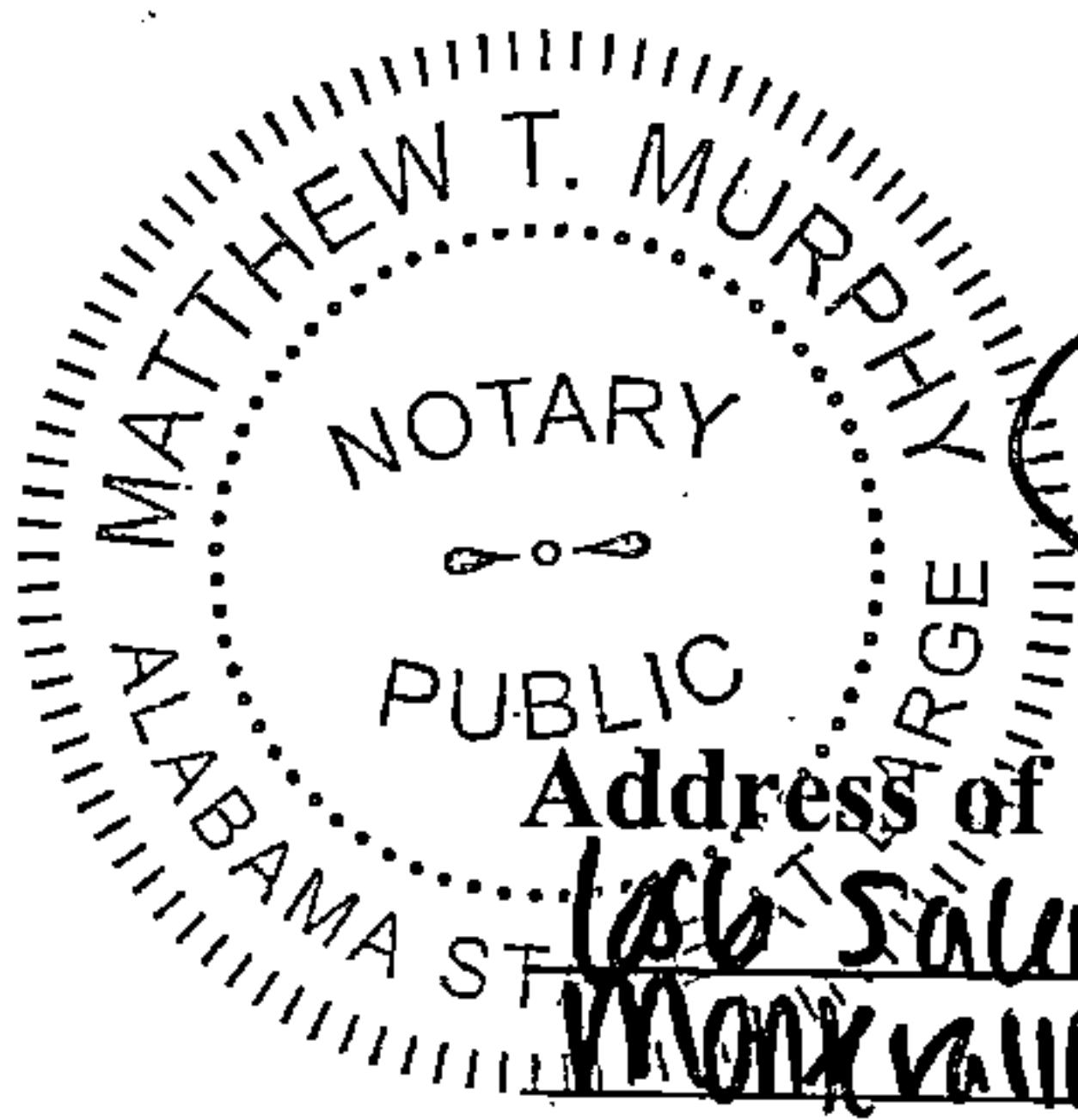
STATE OF Alabama
COUNTY OF Chilton



20250916000284150 3/7 \$50.50
Shelby Cnty Judge of Probate, AL
09/16/2025 02:36:41 PM FILED/CERT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Karen Nix Czeskleba, A/K/A Karen Jeaneane Nix, Russell Bliss Nix, Brenda Nix Haley, A/K/A Brenda Ann Haley, and Sharon Nix McDaniel, A/K/A Sharon Elise Nix** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of July, 2025.



[Signature]
NOTARY PUBLIC

My Commission Expires: 12/3/2025

Address of Grantee:

656 Salem Road
Montevallo, AL 35115

Address of Grantor:

656 Salem Road
Montevallo, AL 35115

Property Address:

656 Salem Road, Montevallo,
AL 35115

Real Value: \$176,300.00

BOUNDARY SURVEY
HIGHWAY 15, MONTEVALLO
SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 16, TOWNSHIP 22 SOUTH, RANGE 3 WEST
SHELBY COUNTY, AL



SCALE: 1" = 60'

PARCEL 1
3.152 Acres
137297.7 Sq. Feet

PARCEL 2
3.152 Acres
137299.1 Sq. Feet

PARCEL 3
3.152 Acres
137298.2 Sq. Feet

PARCEL 4
3.152 Acres
137304.9 Sq. Feet

PARCEL 5
3.152 Acres
137313.5 Sq. Feet

Legal Description

Parcel 1
A parcel of land located in the Northeast Quarter of the Southwest Quarter of the of Section 16, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly being 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 run North 88° 15' 48" West for a distance of 832.05 feet to the POINT OF BEGINNING of the Parcel herein described; thence South 00° 27' 25" West for a distance of 328.48 feet; thence North 88° 14' 57" West for a distance of 409.83 to the eastern right of way of Shelby County Highway No. 15 (AKA Salem Road), said point being on a curve to the left having a radius of 6717.50 feet, with a chord bearing of North 02° 54' 25" West and a chord length of 329.38 feet; thence along said right of way, along said arc an arc distance of 329.42 feet to the south side of an ingress/egress easement; thence leaving said right of way, along said easement South 88° 15' 48" East for a distance of 429.16 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 3.15 Acres, 137298 Square Feet, more or less. Said easement recorded in Instrument 201007270002393940.

Parcel 2
A parcel of land located in the Northeast Quarter of the Southwest Quarter of the of Section 16, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly being 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 run 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 3.15 Acres, 137295 Square Feet, more or less. Said easement recorded in Instrument 201007270002393940.

Parcel 3
A parcel of land located in the Northeast Quarter of the Southwest Quarter of the of Section 16, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly being 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 run South 00° 26' 12" West for a distance of 546.68 feet; thence North 88° 14' 10" West for a distance of 608.87 feet to the POINT OF BEGINNING of the Parcel herein described, said point being a cotton spindle in hardwood tree base; thence North 88° 14' 10" West for a distance of 629.27 feet to the eastern right of way of Shelby County Highway No. 15 (AKA Salem Road), said point being on a curve to the left having a radius of 6717.50 feet, with a chord bearing of North 00° 34' 23" West and a chord length of 217.83 feet; thence along said right of way, along said arc an arc distance of 217.83 feet; thence leaving said right of way South 88° 14' 57" East for a distance of 633.14 feet; thence South 00° 26' 46" West for a distance of 217.85 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 3.15 Acres, 137296 Square Feet, more or less.

Parcel 4
A parcel of land located in the Northeast Quarter of the Southwest Quarter of the of Section 16, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly being 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 run North 88° 15' 48" West for a distance of 399.88 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" East for a distance of 400.00 feet; thence South 00° 26' 46" West for a distance of 217.99 feet; thence North 88° 14' 10" West for a distance of 608.87 feet to a cotton spindle in base of hardwood tree; thence North 00° 26' 46" East for a distance of 217.85 feet; thence South 88° 14' 57" East for a distance of 194.69 feet; thence North 00° 27' 25" East for a distance of 328.59 feet to the south side of an ingress/egress easement; thence along the south side of said easement South 88° 15' 48" East for a distance of 14.17 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 3.15 Acres, 137305 Square Feet, more or less. Said easement recorded in Instrument 201007270002393940.

Parcel 5
A parcel of land located in the Northeast Quarter of the Southwest Quarter of the of Section 16, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly being 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 run South 00° 26' 12" West for a distance of 546.68 feet to the POINT OF BEGINNING of the Parcel herein described; thence 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 (AKA Salem Road); thence along said right of way North 00° 49' 40" East for a distance of 110.88 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 3.15 Acres, 137314 Square Feet, more or less.

STATE OF ALABAMA
COUNTY OF SHELBY

I, J. CLAYTON LYNCH, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

J. Clayton Lynch, P.L.S.
AL. Reg. No. 34331
DATED: 10-24-2024



FIELD WORK: 08/14/2024

PROJECT NO:	24925
OWNER:	NIX
CHECKED BY:	JCL
ADDRESS:	656 Highway 15 Montevallo, Alabama 35115
SCALE:	1"=60'
DATE:	10/24/2024
DRAWN BY:	JCL
BOUNDARY SURVEY	PID 27 5 16 3 001 001.001
	27 5 16 3 001 001.000
	SHELBY COUNTY, AL
Southern Cross Surveying, LLC	
21704 Shelby County Highway 25	
Columbiana, AL 35051	
Phone: 205-685-5300	



20250916000284150 4/7 \$50.50
Shelby Cnty Judge of Probate, AL
09/16/2025 02:36:41 PM FILED/CERT

PURPOSE: The purpose of this survey is to divide Parcels 27 5 16 3 001 001.001 and 27 5 16 3 001 001.000 into 5 separate parcels per owner request and probated will provided.

STATE OF ALABAMA
SHELBY COUNTY

20250916000284150 5/7 \$50.50
Shelby Cnty Judge of Probate, AL
09/16/2025 02:36:41 PM FILED/CERT

SPECIFIC POWER OF ATTORNEY

Know all men by these presents that this instrument is intended to constitute a Specific Power of Attorney, and that I, **Brenda Ann Haley A/K/A Brenda Nix Haley**, the undersigned, do hereby make, constitute and appoint, **Karen Czeskleba**, my true and lawful attorney in fact, for me and in my name, place and stead, for my use and benefit to act as my attorney to do the following acts:

To sign all documents involving the real property **656 Salem Road, Montevallo, AL 35115** otherwise known as Parcel Number 27-5-16-3-001-001-001. I understand that Karen Czeskleba will be divesting me of all interest in this property once I have consented to the sales price via email. This specific power of attorney should remain in effect until August 31, 2025.

The rights, powers and authority of my said attorney in fact herein granted shall not be affected by disability, incompetency, or incapacity of the said principal, and such rights, powers and authority shall remain in full force and effect until the death of the principal.

In Witness Whereof, I, as principal, have signed this specific power of attorney this 10th day of July, 2025, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.

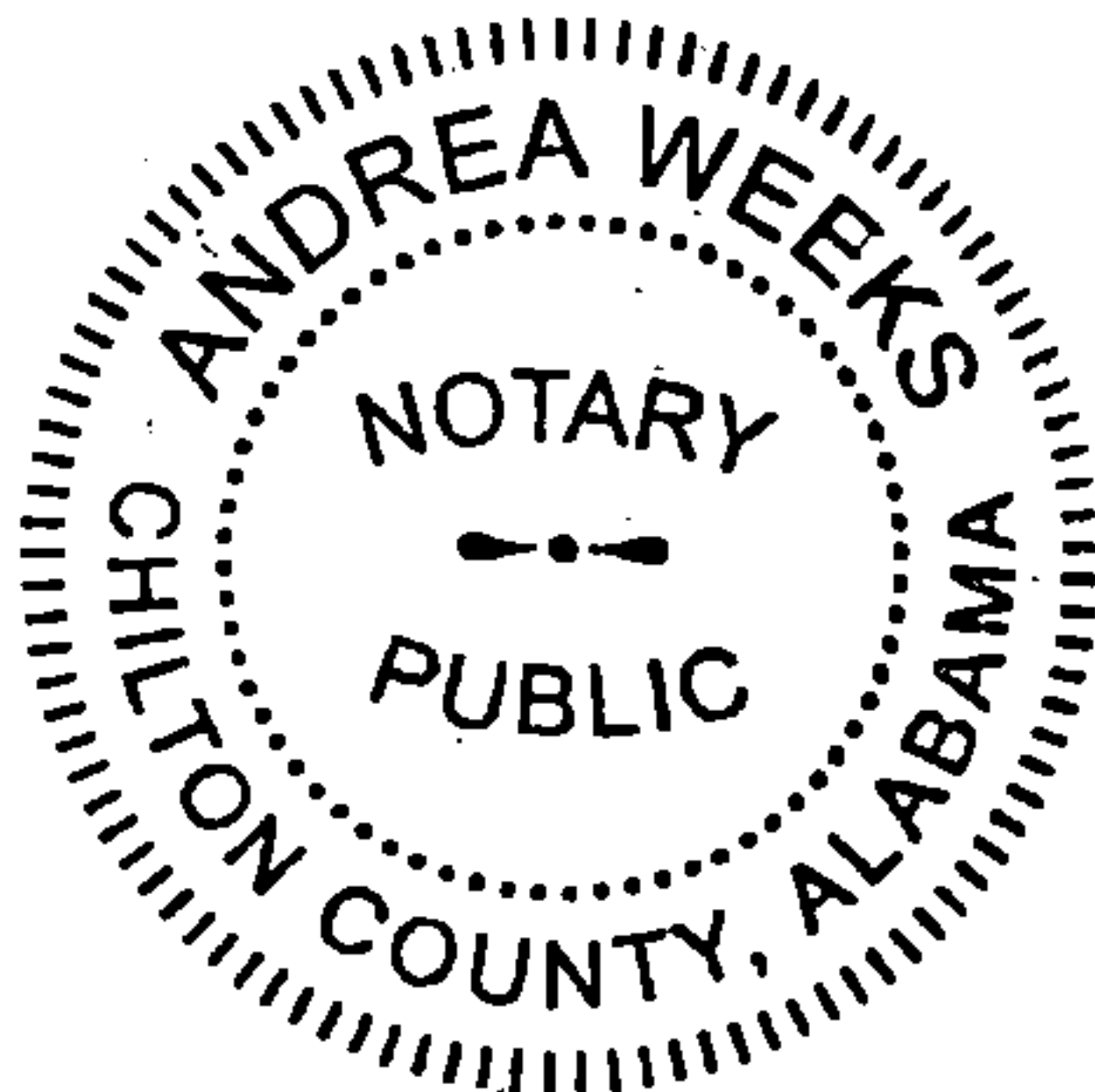

Brenda Nix Haley

STATE OF Alabama
Chilton COUNTY

I, the undersigned, hereby certify that **Brenda Nix Haley**, whose name is 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, voluntarily on the day the same bears date.

Given under my hand and seal this 10th day of July, 2025.


NOTARY PUBLIC



STATE OF ALABAMA
SHELBY COUNTY



20250916000284150 6/7 \$50.50
Shelby Cnty Judge of Probate, AL
09/16/2025 02:36:41 PM FILED/CERT

SPECIFIC POWER OF ATTORNEY

Know all men by these presents that this instrument is intended to constitute a Specific Power of Attorney, and that I, **Sharon Nix McDaniel A/K/A Sharon Elise Nix**, the undersigned, do hereby make, constitute and appoint, **Karen Czeskleba**, my true and lawful attorney in fact, for me and in my name, place and stead, for my use and benefit to act as my attorney to do the following acts:

To sign all documents involving the real property **656 Salem Road, Montevallo, AL 35115** otherwise known as Parcel Number 27-5-16-3-001-001-001. I understand that Karen Czeskleba will be divesting me of all interest in this property once I have consented to the sales price via email. This specific power of attorney should remain in effect until August 31, 2025.

The rights, powers and authority of my said attorney in fact herein granted shall not be affected by disability, incompetency, or incapacity of the said principal, and such rights, powers and authority shall remain in full force and effect until the death of the principal.

In Witness Whereof, I, as principal, have signed this specific power of attorney this 9th day of July, 2025, and I have directed that photographic copies of this power be made which shall have the same force and effect as an original.

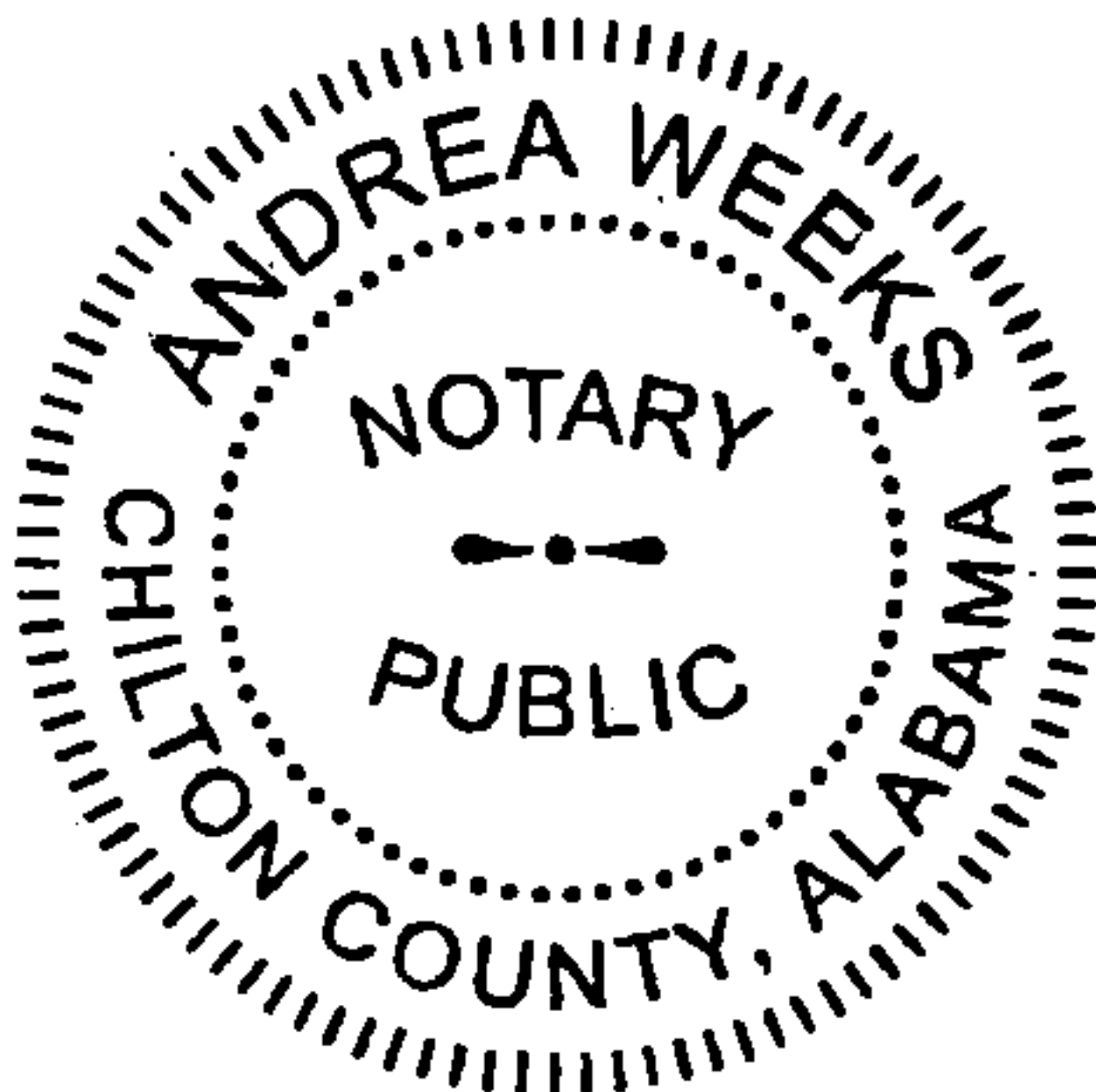
Sharon Nix McDaniel

STATE OF Alabama
Chilton COUNTY

I, the undersigned, hereby certify that **Sharon Nix McDaniel**, whose name is 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, voluntarily on the day the same bears date.

Given under my hand and seal this 9th day of July, 2025.

Andrea Weeks
NOTARY PUBLIC



BOUNDARY SURVEY
HIGHWAY 15, MONTEVALLO
SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 16, TOWNSHIP 22 SOUTH, RANGE 3 WEST
SHELBY COUNTY, AL



0 60 120 180 240
SCALE: 1" = 60'

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COUNTY OF SHELBY

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J. Clayton Lynch, P.L.S.
AL Reg. No. 34331
DATED: 10-24-2024



FIELD WORK: 08/14/2024



Southern Cross Surveying, LLC
21704 Shelby County Highway 25
Columbiana, AL 35051
Phone: 205-685-3300

BOUNDARY SURVEY
PID 27 5 16 3 001 001.001
27 5 16 3 001 001.000
SHELBY COUNTY, AL

SCALE: 1"=60'
DATE: 10/24/2024
DRAWN BY: JCL
CHECKED BY: JCL
ADDRESS: 656 Highway 15 Montevallo, Alabama 35115

PROJECT No: 24925
OWNER: NIX
JCL

PARCEL 2
3.152 Acres
137298.1 Sq. Feet

PARCEL 1
3.152 Acres
137297.7 Sq. Feet

PARCEL 3
3.152 Acres
137299.2 Sq. Feet

PARCEL 4
3.152 Acres
137304.9 Sq. Feet

PARCEL 5
3.152 Acres
137305.6 Sq. Feet

PID: 27 5 16 3 001 001.001
(NOT PART)

PURPOSE: The purpose of this survey is to divide Parcels 27 5 16 3 001 001.001 and 27 5 16 3 001 001.000 into 5 separate parcels per owner request and probated will provided.

20250916000284150 7/7 \$50.50
Shelby Cnty Judge of Probate, AL
09/16/2025 02:36:41 PM FILED/CERT



LINE BEARING DISTANCE
11 N 01°15'18" E 132.49

STATION	LINE BEARING	DISTANCE	STATION	LINE BEARING	DISTANCE
1	N 01°15'18" E	132.49	2	N 01°15'18" E	132.49
2	N 01°15'18" E	132.49	3	N 01°15'18" E	132.49
3	N 01°15'18" E	132.49	4	N 01°15'18" E	132.49
4	N 01°15'18" E	132.49	5	N 01°15'18" E	132.49