

This instrument was prepared by
(Name) Wallace, Ellis & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

833

That in consideration of Ten Thousand Dollars (\$10,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Hettie Lou Reathie Gardner, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Thomas Wayne Nivens

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The East ½ of SE ¼ of NE ¼ of Section 5, Township 20, Range 1 West, Shelby County, Alabama, being 20 acres, more or less.



19741112000054880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/12/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1974 NOV 12 PM 12:00
REC. BK. & PAGE AS SHOWN ABOVE
U.C. FILE NUMBER OR
JUDGE OF PROBATE

BOOK 289 PAGE 589

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 12th day of November, 1974.

(Seal)
(Seal)
(Seal)

Hettie Lou Reathie Gardner (Seal)
(Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned Hettie Lou Reathie Gardner, a widow, a Notary Public in and for said County, in said State, hereby certify that 15 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, A. D., 1974.

Notary Public.