Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

4619

STATE OF ALABAMA SHELBY COUNTY OF

KNOW ALL MEN BY THESE PRESENTS.

Thirty-one Thousand, Nine Hundred and no/100----Dollars That in consideration of

Ivela Sales Company, Inc. to the undersigned grantor,

a corporation,

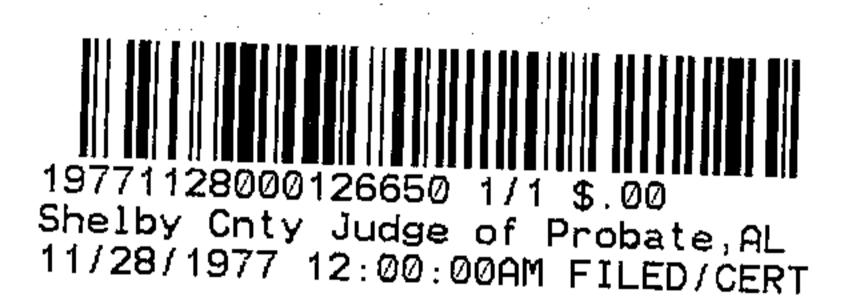
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

H. E. Niven, Bertha B. Niven and Mabel M. Smith

(kerein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, Shelby County, Alabama, towit: situated in

Lot 13, First Addition to Triple Springs Subdivision, First Sector, as recorded in Map Book 6 page 51 in the Probate Records of Shelby County, Alabama.

Subject to restrictive covenants and conditions of said subdivision recorded in Misc. Book 12 page 309 in Probate Office.



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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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, November 1977 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rdlay of

ATTEST:

Secretary

IVELA, SALES COMPANY, INC.

President

STATE OF ALABAMA SHELBY COUNTY OF

the undersigned

a Notary Public in and for said County in said

State, hereby certify that

wirese name as

I. V. Polk

President of Ivela Sales Company, Inc. accomparation, tassigned to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being interies of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as

the zer of said corporation,

Giren under my hand and official seal, this the 23rd

November