

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

4619

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor, Ivela Sales Company, Inc. 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

(herein 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, situated in Shelby County, Alabama, to-wit:

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.

BOOK 309 PAGE 35

19771128000126650 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/28/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
WARRANTY DEED WAS FILED
1977 NOV 28 AM 11:06

Thomas B. Johnson
JUDGE OF PROBATE

Deed	32.00
Rec.	2.00
Ind.	1.00
	<u>35.00</u>

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of November 1977

ATTEST:

IVELA SALES COMPANY, INC.

Vela Palk

Secretary

By

I. V. Palk

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that I. V. Polk, whose name as President of Ivela Sales Company, Inc. 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 23rd day of

November

19 77.

NOTARY
PUBLIC

Martha B. Johnson
Notary Public