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This instrument was prepared by
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P.O. Box 557
(Address) Columbiana, Alabama 35051



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cherrie Dale Gingo Niven and husband, Paul Niven

(herein referred to as grantors) do grant, bargain, sell and convey unto

Cherrie Dale Niven and Paul Niven

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in-----

Shelby County, Alabama to-wit:

A parcel of land located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South, Range 3 West of the Huntsville principal meridian, more particularly described as follows: Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 24, thence East along the South line of said quarter-quarter Section a distance of 630 feet; thence 90 degrees 54 minutes left a distance of 210 feet to the point of beginning; thence continue along the last mentioned course 210 feet; thence 90 degrees 54 minutes to the right a distance of 210 feet; 89 degrees 06 minutes to the right a distance of 210 feet; thence 90 degrees 54 minutes right a distance of 210 feet to the point of beginning.
Situating in Shelby County, Alabama.

Minerals and mining rights excepted.

Grantors and Grantees address:
712 Carl Raines Lake Road
Birmingham, Alabama 35244

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
1983 AUG -2 AM 8:29

Deed Tax - 50
Rec. 1.50
Ind. 1.00
3.00

Thomas A. Spaulding, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set OUR hand(s) and seal(s), this
day of _____, 19 83.

WITNESS:

Judy Powell (Seal)
(Seal)
(Seal)

Cherrie Dale Gingo Niven (Seal)
Cherrie Dale Gingo Niven (Seal)
Paul Niven (Seal)
Paul Niven

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Cherrie Dale Gingo Niven and husband, Paul Niven whose names _____ are signed to the foregoing conveyance, and who _____ 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 1st day of August A. D., 19 83

Form 31-A

Paul D. Niven
712 Carl Raines Lake Rd
Birmingham, Ala 35244

Susan P. Granten
Notary Public.