



This instrument was prepared by

(Name) DONALD REAL ESTATE

(Address) 4508 Gary Avenue, Fairfield, Alabama 35064

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

EIGHT HUNDRED, TWENTY (\$820.00)..... DOLLARS

And that in consideration of the simultaneous execution of a Purchase Money Mortgage and Note in the amount of Seven Thousand, Three Hundred and Eighty (\$7,380.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

WALTER P. BAGBY 111 and ROBERT L. ROBINSON (Both Married Men).

(herein referred to as grantors) do grant, bargain, sell and convey unto ROBERT G. NIVENS AND WIFE, LINDA W. NIVENS.

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

SHELBY County, Alabama to-wit:

Lot 2 of the Survey of SILO ACRES 1st Sector as recorded in the Office of the Probate Judge, Shelby County.

This is not the Homestead of the Grantors.

Subject to Easements, Rights-of-way, and all matters of Public Record.

BOOK 028 PAGE 153

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 24th

day of May, 1985

WITNESS:

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS INSTRUMENT FILED
MAY 28 PM 12:52
JUDGE OF PROBATE

Walter P. Bagby (Seal)
Robert L. Robinson (Seal)
_____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Beatrice F. [Signature], a Notary Public in and for said County, in said State, hereby certify that Walter P. Bagby, Jr. & Robert L. Robinson whose name we 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, 1985

