

1398.

THE STATE OF ALABAMA, SHELBY COUNTY

Know All Men by these Presents: That for and in consideration of \$ 10,000.00  
TEN THOUSAND AND NO/100 DOLLARS  
to the undersigned grantor McRay and Myra Jo Gingo  
in hand paid by TEN THOUSAND AND NO/100, the receipt  
whereof is hereby acknowledged We do grant, bargain, sell, and convey unto the  
said Paul and Cherrie Dale Niven the following described real estate, to wit:

Part of the SE 1/4 of the SE 1/4 of Section 28, T. 20 S., R. 3 W., described as follows: Commence at the NW corner of said 1/4-1/4 section and run southerly along the West boundary of said 1/4-1/4 section 338.38 ft. to the point of beginning of the parcel of land herein described; thence continue southerly along said 1/4-1/4 line 215.0 ft.; thence turn left and run easterly and parallel with the north line of said 1/4-1/4 section 246.0 ft. to a point on the westerly R.O.W. line of County Road # 17; thence left and northwesterly along said R.O.W. line 219.0 ft.; thence left and 176.0 ft. to the point of beginning.

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situated in Shelby County, Alabama.

To Have and to Hold to the said Paul D. and Cherrie Dale Niven  
heirs and assigns forever.

And I do, for myself & for my heirs, executors, and administrators, covenant with said Paul D. and Cherrie Dale Niven, heirs and assigns, that  
lawfully seized in fee simple of said premises; that they are free from all incumbrances, and that they have a good right to sell and convey the same as aforesaid; that they will, and they heirs, executors, and administrators shall, warrant and defend the same to the said Paul D and Cherrie Dale Niven heirs, executors, and assigns, forever, against the lawful claims of all persons.

Given under my hand and seal, this 19th day of January, 1990

Witness:

Alice L. Caton  
Alice L. Caton

McRay Gingo (L.S.)  
McRay Gingo (L.S.)  
Myra Jo Gingo (L.S.)  
(L.S.)  
(L.S.)

My Commission Expires  
3/22/92

2100 Green Tree Dr.  
No 1617  
B'ham, AL 35216

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THE STATE OF ALABAMA, Shelby COUNTY

I, the undersigned authority in and for said State and County, do hereby certify that McRay and Myra Jo Gingo whose name A.I.S. signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 seal, this 19TH day of January, 1990

Alice L. Cator  
My Commission Expires 3/22/92

THE STATE OF ALABAMA, \_\_\_\_\_ COUNTY

I, \_\_\_\_\_ in and for said State and County, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, came before me the within named \_\_\_\_\_, known to me to

be the wife of the within named \_\_\_\_\_ who being examined separate and apart from the husband touching her signature to the within conveyance acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats on the part of the husband.

In witness whereof, I hereto set my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

TO

Paul D. & Cherrie Niven

2100 Greentree Dr.

Apt. 1617 - Bham, AL 35211

**WARRANTY DEED**

THE STATE OF ALABAMA

\_\_\_\_\_ COUNTY

I hereby certify that this conveyance was filed in my office for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly

recorded in Vol. \_\_\_\_\_ page \_\_\_\_\_

of Record of Deeds, and that \$ \_\_\_\_\_

Deed Tax has been paid as required by law.

Judge of Probate

Recording Fee, \$ \_\_\_\_\_

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 JAN 19 AM 10:56

Thomas A. Snowden Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 10.00
2. ... Tax	
3. ... Fee	\$ 5.00
4. ...	\$ 3.00
5. ...	
6. ... Fee	\$ 1.00
TOTAL	\$ 19.00