

SEND TAX NOTICE TO:

(Name)

(Address)

~~Chesley Brandon Niven~~  
Chesley Brandon Niven  
P.O. Box 302  
Chelsea AL 35043

This instrument was prepared by

(Name) S Earl Niven

(Address) Chelsea, AL

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand five hundred and no/100 (\$4,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frances W. Thurman

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

Chesley Brandon Niven and Kacy J. 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:

Begin at the SE corner of the SE1/4 of the SE1/4 of Section 4, Township 20 South, Range 1 West and run thence North along the East line of said 1/4 1/4 Section a distance of 420 feet to the point of beginning; thence run West, parallel with the South line of said 1/4 1/4 Section, a distance of 210 feet; thence run North, parallel with the East line of said 1/4 1/4 Section, a distance of 210 feet; thence run East, parallel with the South line of said 1/4 1/4 Section, a distance of 210 feet; thence run South, parallel with the West line of said 1/4 1/4 Section, a distance of 210 feet to the point of beginning, subject to easements and rights of way record, and subject to easement of existing road connecting Shelby County 335 with property to the West of the above described parcel known as, the "John Wilson property".

Also, conveyed hereby is an easement to provide ingress and egress to and from the above described property, over and along said existing roadway extending from the above described property to Shelby County Highway 335.

11/08/1995-32318  
09:53 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DOJ MCD 13.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this

day of October, 1995

WITNESS:

Paul A. Thurman (Seal)

Frances W. Thurman (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances W. Thurman is known to me, acknowledged before me whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of October, A.D. 1995

Carol B. Thurman  
4-8-96

Notary Public

Inst # 1995-32318