
 \$1.10 Federal Stamps Cancelled on this deed

#541

D E E D

STATE OF ALABAMA, |

SHELBY COUNTY.... |

THIS INDENTURE, made and entered into on this the ____ day of December, 1943, by and between the undersigned Elery Niven and wife, Ola Niven, Jewell Niven Moore and husband, Howard Moore, Russell Niven and wife, Inez Niven, and William Densler Niven, an unmarried man, of the State of Alabama, party of the first part; and Murray Niven, party of the second part; the parties of the first part and the party of the second part being the sole heirs-at-law and next of kin of J. B. Niven, deceased.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of EIGHT HUNDRED (\$800.00) DOLLARS, in hand paid to them by the party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said party of the second part his heirs and assigns, the following described real-property, situate, lying and being in the County of Shelby, State of Alabama, to-wit:

The West Half of the Southeast Quarter of Section 4, Township 20, Range 1 West,
EXCEPT a certain tract of land described as follows: Beginning at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 4, Township 20, Range 1 West, and run thence South about 215 yards to the Calera and Chelsea Public Road; run thence Northeast along said road 289 yards; run thence North about 70 yards to the North boundary line of said forty; run thence West along the North line of said forty acres 275 yards, more or less, to the point of beginning, said EXCEPTION containing eight acres, more or less.

Also, EXCEPT a certain parcel of land situated in the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 4, Township 20, Range 1 West, described as follows: Beginning at the Northeast corner of said forty acres and run thence West 110 feet to the Calera and Chelsea Public Road; run thence Southwest along said road 97 feet to the old Birmingham and Columbiana Road; run thence Southeast along said Birmingham and Columbiana Road 234 feet, more or less, to where the East boundary line of said forty acre tract crosses said road; run thence North 192 feet, more or less, to the point of beginning, said EXCEPTION containing one acre, more or less.

The lands herein conveyed containing 71 acres, more or less. Situated in Shelby County, Alabama.

Mineral rights excepted from the Southwest Quarter of the Southeast Quarter of said Section

TO HAVE AND TO HOLD to the said Murray Niven, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators, covenant with the said Murray Niven, his heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said Murray Niven, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 8th day of January, 1944.

STATE OF ALABAMA
SHELBY COUNTY

I hereby certify that
\$ 1.00 Privilege Tax
has been paid on the within
instrument as required by
law.

L. C. WALKER,
JUDGE OF PROBATE

William D. Niven (Seal)

Elery Nivens (Seal)

Ola Nivens (Seal)

Jewell Nivens Moore (Seal)

Howard Moore (Seal)

Russell Nivens (Seal)

Inez Nivens (Seal)

Station #8, A W ATC
APO 462, 7 PM
Minneapolis, Minn.

I, P. W. Clancy, a Commissioned Officer, in and for said Country, in said State, in said County, hereby certify that William Densler Niven 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office on the 8th day of January, 1944.

P. W. Clancy

(SEAL)

1st Lt., Air Corps, Adjutant

STATE OF ALABAMA, |

JEFFERSON COUNTY. |

I, Geo. Ross, a Notary Public, in and for said County, in said State, hereby certify that Elery Niven and wife, Ola Niven, Jewell Niven Moore, and husband Howard Moore, Russell Niven and wife, Inez 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20 day of January, 1944.

Geo. Ross, Notary Public, Jefferson County, Alabama

Notarial Seal

STATE OF ALABAMA, |

JEFFERSON COUNTY. |

I, Geo. Ross, a Notary Public, in and for said County, in said State, hereby certify that on the ____ day of December, 1943, came before me the within named Ola Niven, Jewell Niven Moore, and Inez Niven, respectively, and known to me to be the wife, respectively, of the within named Elery Niven, Howard Moore, and Russell Niven, 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, without fear, constraint, or threats on the part of the husband.

IN WITNESS WHEREOF, I hereunto set my hand on this the 20 day of January, 1944.

Geo Ross, Notary Public,
Jefferson County, Alabama

Notarial seal

Filed for record in this office on the 16th day of December, 1944, at one o'clock P. M. and duly recorded in Deed Record Vol. 119 on page 346 and 347.

L. C. Walker, Judge of Probate