

2036

\$ 3.30 Federal Stamp

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BOOK 158 PAGE 360

WARRANTY DEED

The State Of Alabama

SHELBY County

Know All Men by These Presents, That in consideration of Ten and no/100 Dollars and other good and valuable consideration

to the undersigned grantors C.D. Heaton and wife Mary Alma Heaton

in hand paid by I.L. Nivens

the receipt whereof is acknowledged We the said C.D. Heaton (Claudie Dixon Heaton) and wife Mary Alma Heaton

do grant, bargain, sell and convey unto the said I.L. Nivens

the following described real estate situated in Shelby County, Ala., to-wit: The North half of the Southeast Quarter of the Northwest Quarter and 10 acres off of the South side of the Northeast Quarter of the Northwest Quarter, Section 22, Township 21, Range 1 East, being 30 acres, more or less.

Also, two acres, more or less in a V shape in the Northeast corner of the South half of the Southeast Quarter of the Northwest Quarter of Section 22, Township 21, Range 1 East, more particularly described as commencing at the Northeast corner of said South half of the Southeast Quarter of the Northwest Quarter; run thence in a westerly direction along the North boundary of said South half to its intersection with a road known as the Heaton-Jackson^{public} road; run thence in a southeasterly direction along said road to its intersection with the North and South median line of said Section; run thence in a northerly direction along said median line to point of beginning, being the same land sold to the said Claudie Heaton or C.D. Heaton by deed from J.C. Reinhardt and wife Madora Reinhardt on March 26, 1920, said deed being recorded in the office of the Judge of Probate of Shelby County, Alabama, in Deed Book 84 at page 134.

To Have and to Hold, To the said I.L. Nivens, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said I.L. Nivens, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 I.L. Nivens, his

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seals, this 24th day of February, 1953.

WITNESSES:

C.D. Heaton (Seal)
Mary Alma Heaton (Seal)

The State Of Alabama

SHELBY County

I, S.A. Lokey

a notary public for State of Alabama at Large in and for said County, in said State, hereby certify that C.D. Heaton and wife Mary Alma Heaton whose name s 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 24th day of February, A. D. 1953

S.A. Lokey
Notary Public

The State Of Alabama

Filed in the office of the Probate Judge on the 6 day of Mar 1953 at 8 o'clock P.M. and recorded in Book 128 Page 360 this 12 day of Mar 1953. Deed Tax 3.00 Mortgage Tax has been paid.

L.C. Walker, Judge of Probate

subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that the grantor voluntarily executed the same in presence and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the grantor, and of the other