

WARRANTY DEED—Form 106

The State of Alabama

Shelby COUNTY

Know All Men by These Presents, That in consideration of

Four Hundred

\$400.00

DOLLARS

to the undersigned grantor

J. T. Niven + Wife Lizzie Niven

in hand paid by

A. P. Niven + Wife Nannie Niven

the receipt whereof is acknowledged

By

the said J. T. Niven

do grant, bargain, sell and convey unto the said

A. P. Niven + Wife

Nannie Niven

the following described real estate, to-wit

Beginning at NE corner of
 SE 1/4 of SE 1/4 Sec 20 T 20 R 1 West
 run West about 100 yds. to Old Columbiana
 road thence South 70 yds thence East 100 yds
 thence North 70 yds to point of beginning
 1/4 A more or less
 Also NW 1/4 of NE 1/4 Sec 9 T 20 R 1 West



situated in

Shelby

County, Alabama.

To Have and to Hold, To the said

A. P. Niven + wife

Nannie Niven

heirs and assigns forever.

And we do, for our self and for our

heirs, executors and administrators, covenant

with the said

A. P. Niven

heirs and assigns, that

we

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

A. P. Niven + wife Nannie Niven

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

In Witness Whereof, we

have hereunto set our

hand and seal, this 10

day of

August

1940

WITNESSES:

J. T. Niven (Seal.)
 Lizzie Niven (Seal.)
 (Seal.)
 (Seal.)

The State of Alabama,

BOOK 174 PAGE 549

Shelby COUNTY

I, J. H. Moore

a Justice of Peace
J. T. Mims

in and for said County, in said State, hereby certify that

whose name he signed to the foregoing conveyance, and who he known to me,

acknowledged before me on this day, that, being informed of the contents of this conveyance, has

executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 10 day of August A. D. 1940

J. H. Moore
Justice of Peace

The State of Alabama,

Shelby COUNTY

I,

a _____ in and for said County, in said State, hereby
certify that _____, a subscribing witness

to the foregoing conveyance known to me, appeared before me this day, and, being duly 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 witness, and that

such other witness subscribed _____ name as a witness in _____ presence.

Given under my hand, this _____ day of _____ A. D. 19 _____

The State of Alabama,

Shelby COUNTY

I, J. H. Moore

a Justice of Peace

in and for said County, in said State, do hereby

certify that on the 10 day of August 1940, came before me the

within named Lige Mims known to me (or made known to me),

to be the wife of the within named J. T. Mims

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, this 10 day of Aug A. D. 1940

J. H. Moore
Justice of Peace

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within will
was filed for record the 31 day of Aug 1955 at 8 o'clock, PM
and recorded in Book 174 Page 562, and the Mortgage Tax of
Deed Tax of 50 has been paid.

L. C. Walker Judge of Probate