

4600

~~WARRANT DEED~~

Shelby County Printing & Publishing Co., Columbiana, Ala.

BOOK 174 PAGE 543

The State Of Alabama }
SHELBY County

Know all men by these presents, That in consideration of
ONE and NO/100-- DOLLARS

to the undersigned grantors J.T.Niven and wife, Lizzie Niven,
in hand paid by A.P.Niven and wife, Nannie Niven,

the receipt whereof is acknowledged we the said J.T.Niven and wife, Lizzie
Niven do grant, bargain, sell and convey unto the said
A.P.Niven and wife, Nannie Niven,

the following described real estate situated in Shelby County, Alabama, to-wit: That
certain lot of land described as beginning at the Northeast corner of
the Southeast Quarter of the Southeast Quarter of Section 4, Township 20,
Range 1 West, and run thence West a distance of 516 feet to the point of
intersection of the East line of the old Columbiana road; run thence
South 70 yards; run thence East 516 feet, more or less, to the East line
of said Southeast Quarter of the Southeast Quarter of said Section 4;
run thence North 70 yards, more or less, to the point of beginning.

This deed is executed for curative purposes, making the descrip-
tion more certain and accurate given in that certain deed from J.T.Niven
and wife, Lizzie Niven to A.P.Niven and wife, Nannie Niven, dated August
10, 1940, and recorded in Deed Book 174 on page 541 in the office of
the Judge of Probate of Shelby County, Alabama, wherein said deed recited,
"running West about 100 yards, or to old Columbiana road".

STATE OF ALABAMA
SHELBY COUNTY

NOTARY PUBLIC

I hereby certify that no Deed To be taken out
herein in this instrument.

L.C. Webb

Judge of Probate

TAX EXEMPT

To have and to hold To the said A.P.Niven and wife, Nannie Niven, their

heirs and assigns forever.

And ~~do, for~~ and ~~for~~ heirs, executors and administrators, ~~covenant with the said~~ heirs and assigns, that ~~lawfully seized in fee simple of said premises;~~ that they are free from all incumbrances, that ~~have a good right to~~ sell and convey the same as aforesaid, that ~~will, and~~ heirs, executors and administrators shall, warrant and defend the same to the said

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

In witness whereof we have hereunto set OUR hand S. and seal S., this 31st day of August, 1955

WITNESSES:

Paul O. Luck

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

The State Of Alabama }
SHELBY County

I, Paul O. Luck,

a Notary Public, in and for said County, in said State,

hereby certify that J.T.Niven and wife, Lizzie Niven,

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 31st day of August, A.D., 1955

Paul O. Luck
Notary Public, Shelby County, Alabama.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 31 day of Aug 1955 at 8 o'clock P.M. and recorded in Book 174 Page 522 and the Mortgage Tax of Deed Tax of 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