

4712

~~XWARRANTY DEED~~

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

BOOK 175 PAGE 96

The State Of Alabama

SHELBY County

Know all men by these presents, That in consideration of

ONE and NO/100--

DOLLARS

to the undersigned grantor S. J. T. Niven and wife, Lizzie Niven,

in hand paid by Cora Lee Perkins

the receipt whereof is acknowledged we the said J. T. Niven and wife, Lizzie

Niven, do grant, bargain, sell and convey unto the said

Cora Perkins,

the following described real estate situated in Shelby County, Alabama, to-wit: That

certain parcel of land described as commencing at the Northeast corner

of the Southeast Quarter of the Southeast Quarter of Section 4, Township

20, Range 1 West, and run thence West along the North line of said forty

acres for a distance of 516 feet, more or less, to the point of intersec-

tion with the East line of the old Columbiana road for a point of begin-

ning of the lands herein described and conveyed: Run thence South 70

yards; thence West 140 yards; thence North 70 yards; thence East 140 yards

to the point of beginning.

This deed is executed for curative purposes, making

accurate and certain the beginning point and the distance from the North-

east corner of the Southeast Quarter of the Southeast Quarter of Section

4, Township 20, Range 1 West, given in that certain deed from J. T. Niven

and wife, Lizzie Niven to Mrs. O. W. Jewell, dated August 10, 1940, and

recorded in Deed Book 110, on page 490, in the office of the Judge of

Probate of Shelby County, Alabama, being the intentions of the grantors

and the grantee therein that said beginning point of the lot so conveyed

is to be the point of intersection of the North line of said forty acres

of land with the East line of the old Columbiana public road

STATE OF ALABAMA
SHELBY COUNTY

NOT NO. 269

I hereby certify that so Good To be used as
proof in the instrument

L. C. Niven

4712

To have and to hold To the said Cora Lee Perkins, her

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)
(Seal)
(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 12 day of Sept, 1955 at 8 o'clock, M.
and recorded in Book 175 Page 96, and the Mortgage Tax of
Deed Tax of has been paid.

L.C. Walker Judge of Probate certify that
subscribing witness to the foregoing conveyance, known

to me, appeared before me this day, and being sworn, stated that

the grantor voluntarily