

4786

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of Five Hundred Dollars and other good and valuable considerations to the undersigned grantor J. T. Niven and wife, Lizzie Niven in hand paid by A. P. Niven and 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 Nannie Niven as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit: NE $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 9, Township 20, Range 1 West. Also SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 4, Township 20, Range 1 West, EXCEPT the following described parcels of land: Begin at the northeast corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 4, Township 20 Range 1 West and run west along the north line of said forty 70 yards; thence south and perpendicular with the north line of said forty 140 yards; thence east and parallel with said north line of said forty 70 yards to the east line of said forty; thence north along the east line of said forty 140 yards to the point of beginning of the land herein excepted.

There is also EXCEPTED the following described land: That certain parcel of land described as commencing at the northeast corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ 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 intersection with the east line of the old Columbiana road for a point of beginning of the land herein described and excepted; run thence south 70 yards; thence west 140 yards; thence north 70 yards; thence east 140 yards to the point of beginning of the land herein excepted.

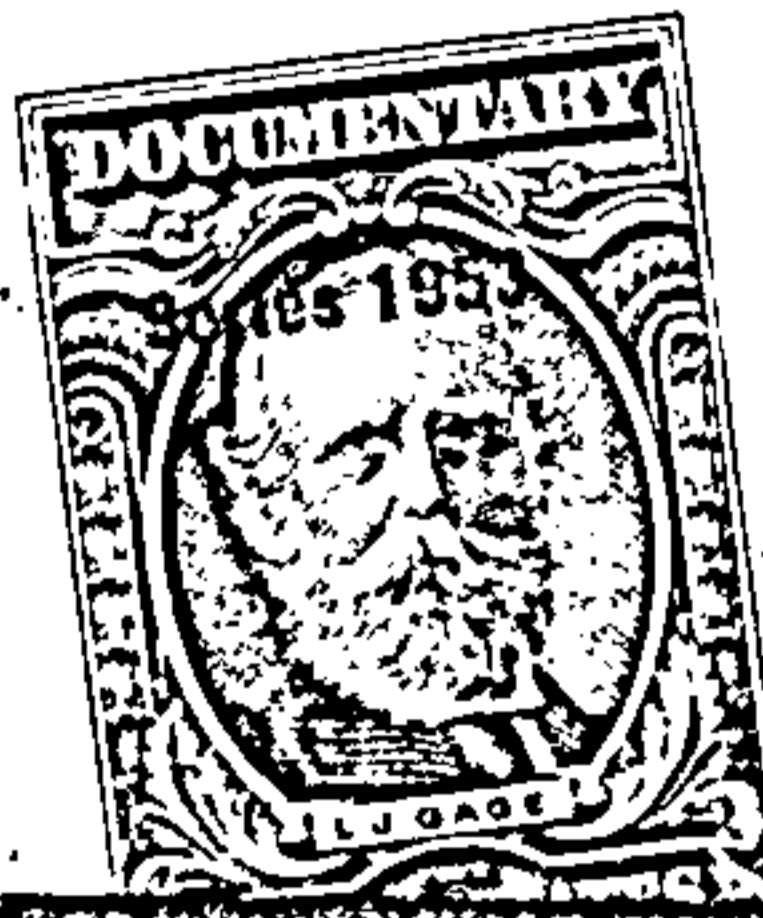
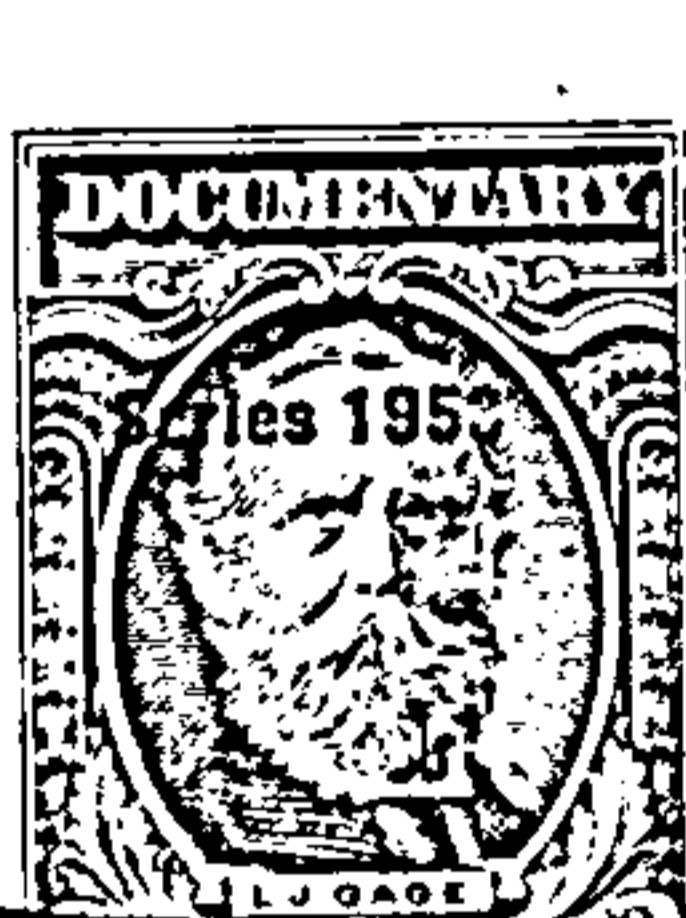
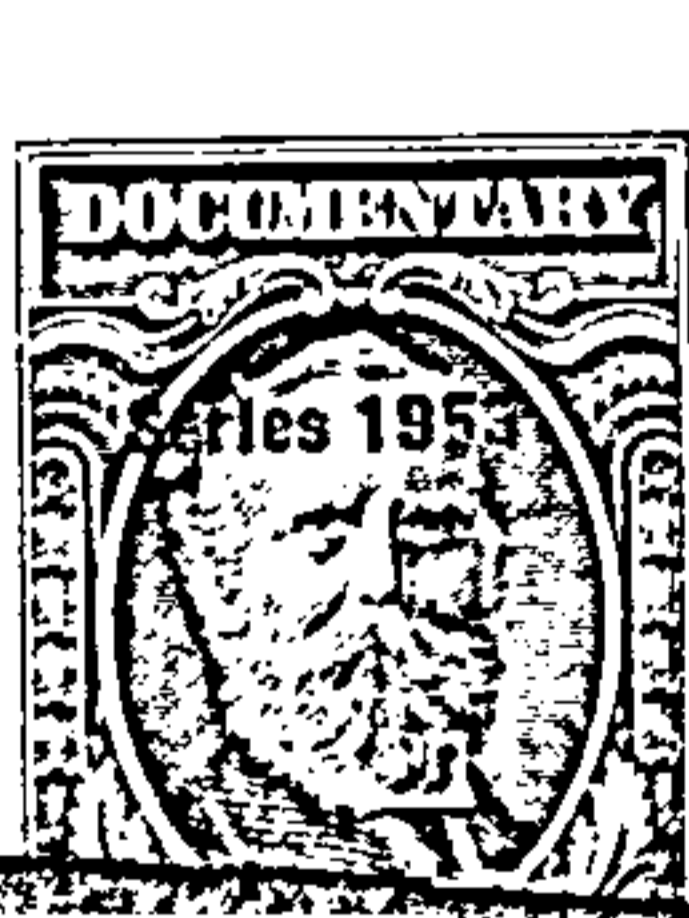
TO HAVE AND TO HOLD Unto the said A. P. Niven and Nannie Niven

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their 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 grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal this 17th day of September, 1955.



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

State of ALABAMA

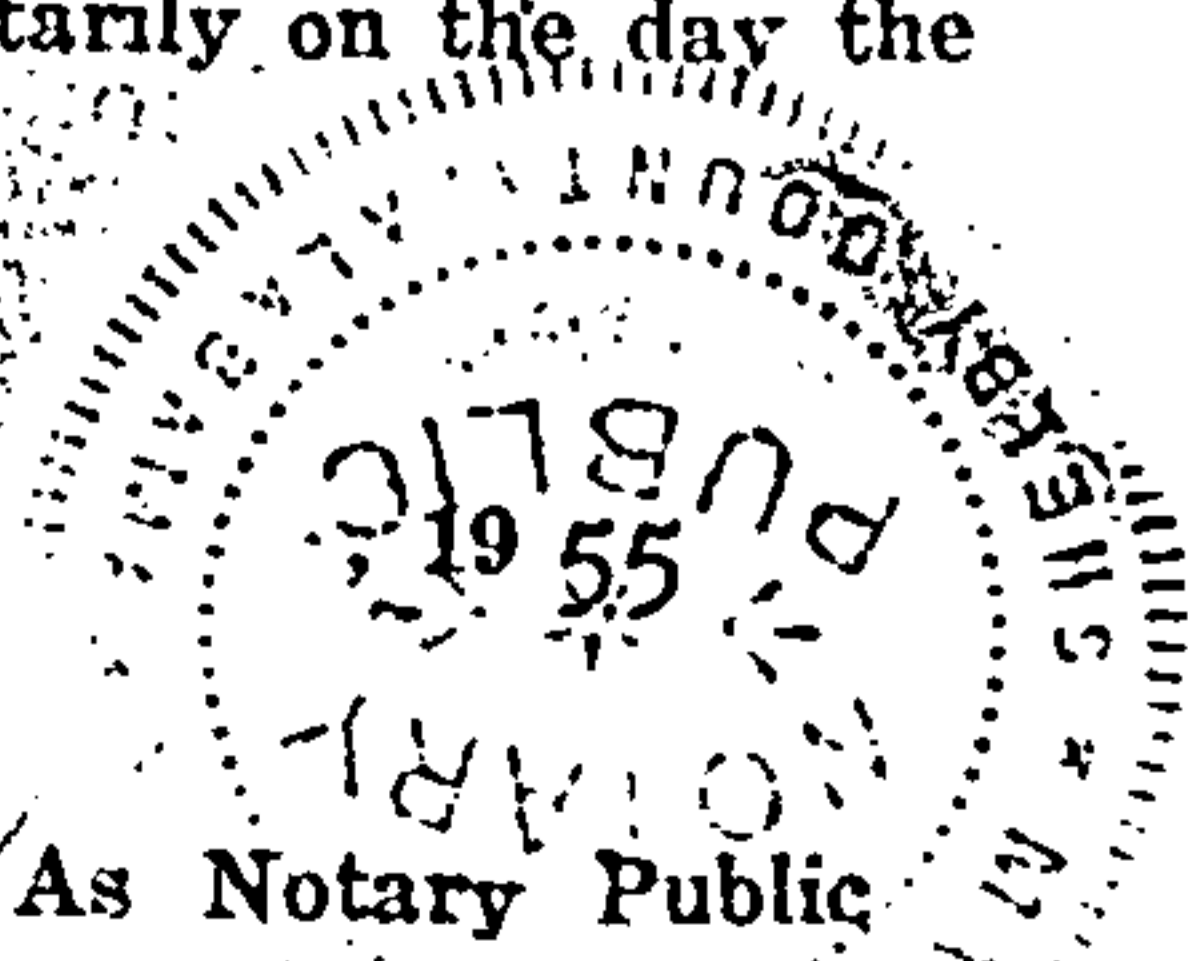
SHELBY

County

I, Martha B. Joiner, 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 know to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September

Martha B. Joiner As Notary Public



STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 17 day of Sept, 1955 at 1 o'clock, and recorded in Book 175 Page 151, and the Mortgage Tax of Deed Tax of \$3.00 has been paid.
Judge of Probate