

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

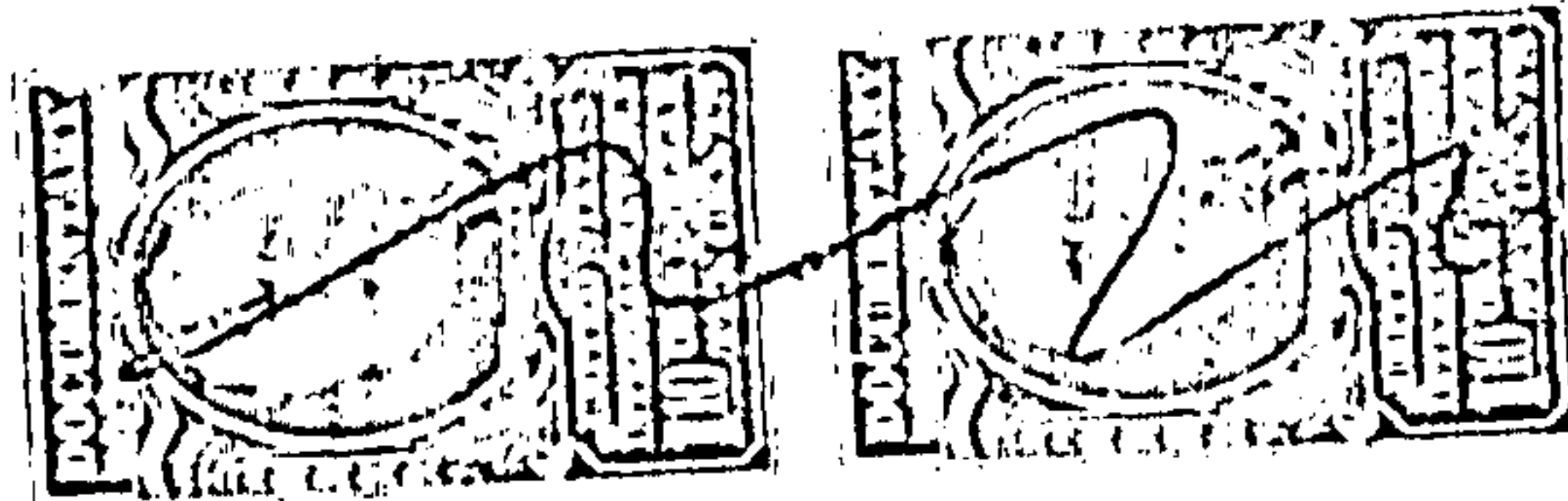
That in consideration of TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. D. Falkner and wife, Lorene Falkner; W. T. Bradley and wife, Helen Bradley
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael C. Nivens and wife, Peggy C. Nivens

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence North 2 deg. 19' West (magnetic bearing) along Section line a distance of 1311.26 feet to a point (being the NW corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 24); thence North 85 deg. 28' East (MB) along Quarter Quarter line a distance of 1337.0 feet to a point (being NE corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 24); thence South 2 deg. 06' 30" East along Quarter Quarter line a distance of 639.0 feet to a point; of beginning said point is on the North margin of the J. D. and Polly C. Rowland lot; thence South 87 deg. 53' 30" West (MB), a distance of 9.0 feet to a point; thence South 2 deg. 06' 30" East (MB) a distance of 147 feet, more or less, to the North boundary of East Sterrett Street, as described in right of way deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 228, page 356; thence South 87 deg. 17' 30" West along the North boundary of said East Sterrett Street 200 feet to the SW corner of what was formerly known as the Williams lot; thence North and parallel with the East boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ 209 feet; thence Easterly, parallel with the North boundary of said Quarter Quarter Section 209 feet to the East boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence South along the East boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, 59 feet, more or less, to point of beginning.

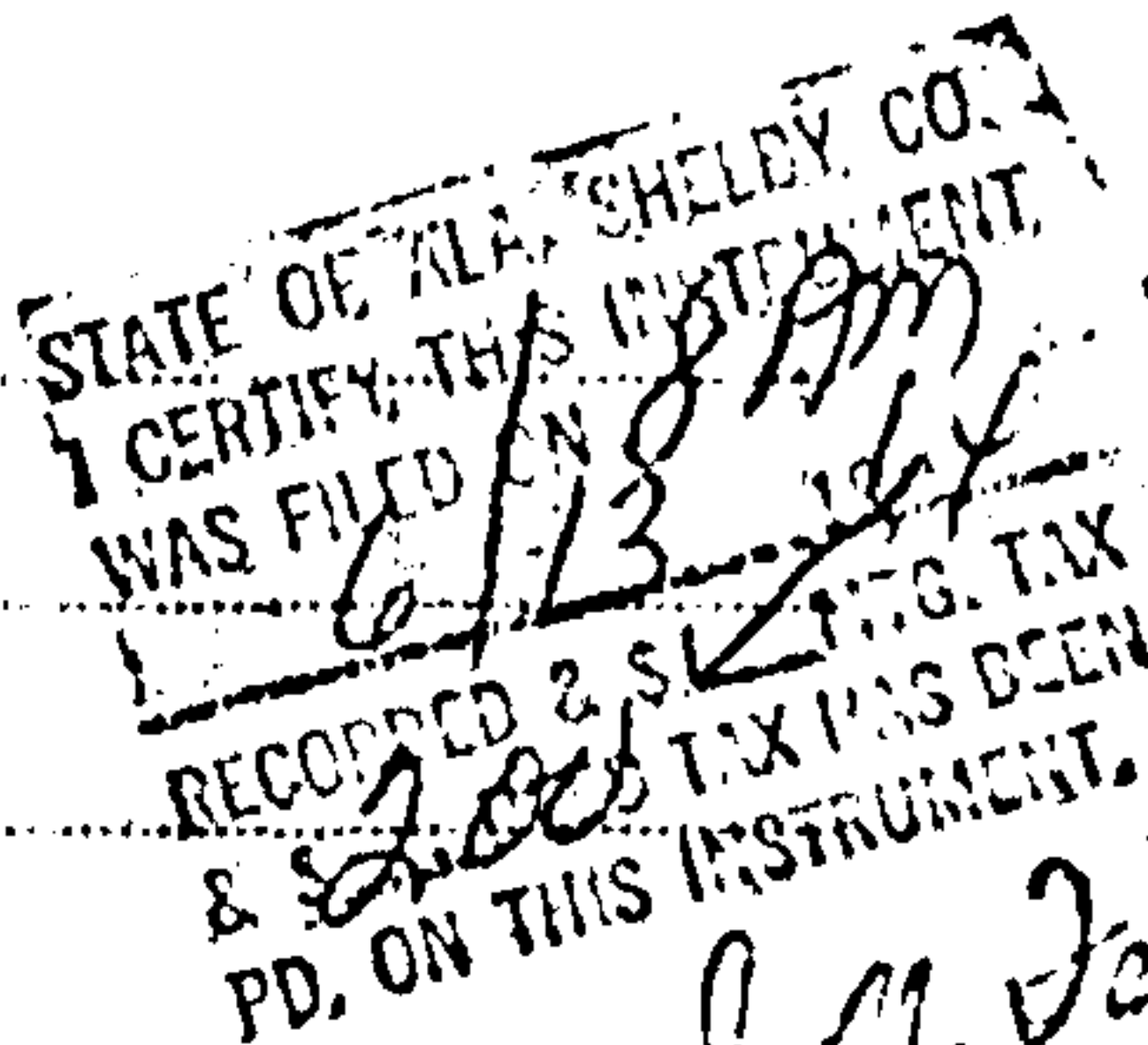


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s), this 12th day of June, 1964.

WITNESS:



J. D. Falkner (SEAL)
(J. D. Falkner)
Lorene Falkner (Seal)
(Lorene Falkner)
W. T. Bradley (Seal)
(W. T. Bradley)
Helen Bradley (Seal)
(Helen Bradley)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. D. Falkner, Lorene Falkner; W. T. Bradley and Helen Bradley 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, A. D., 1964.

Laurie Brasher
Notary Public.