

**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,

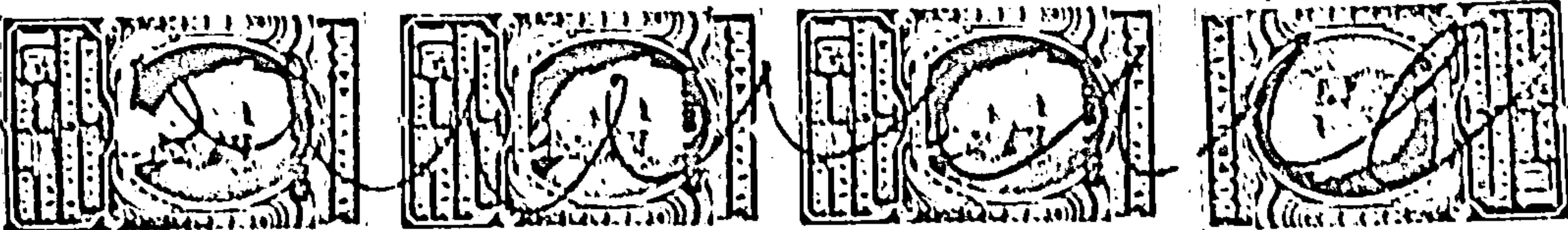
That in consideration of Five thousand four hundred (\$5400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James L. Ray Jr. and wife, Vivian W. Ray

(herein referred to as grantors) do grant, bargain, sell and convey unto James Walter Niven and wife, Mary Warren Niven

(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:

Begin at the Southwest corner of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 14, Township 21 South, Range 1 West (Iron Pin); thence N 1°39'W (magnetic bearing) along the west boundary of the said SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Sect. 14, T21S, R1W, a distance of 482.00 feet to a point (iron pin); thence continue N 1°39'W along the said west boundary of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , a distance of 130.30 feet to a point (iron pin); thence turn an angle of 88°54' to the right and run N 87°15'E along the north boundary of described property, a distance of 505.55 feet to a point (iron pin) on the east bank of the Goat Farm branch or creek (being the northwest corner of the L. R. Bradberry property); thence turn an angle of 57°07' to the right and run S 35°38'E along the east bank of the said goat farm branch, a distance of 154.0 feet to a point (iron pin); thence turn an angle of 56°43' to the left and run N 87°39'E along the south property line of the L.R. Bradberry property, a distance of 136.06 feet to a point (iron pin) on the west right of way line of the Columbiana - Chelsea Highway (County 47); thence turn an angle of 56°05' to the right and run S 36°16'E along the said west right of way line, a distance of 115.60 feet to a point; thence turn an angle of 1°43' to the right and run S 34°33'E along the said west right of way line, a distance of 153.11 feet to a point; thence turn an angle of 7°00' to the right and run S 27°33'E along the said west right of way line, a distance of 151.01 feet to a point; thence turn an angle of 3°44' to the right and run S 23°49'E along the said west boundary of right of way line, a distance of 127.00 feet to a point (iron pin); thence turn an angle of 111°04' to the right and run S 87°15'W along the south boundary of the said SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Sect. 14, T21S, R1W, a distance of 1030.32 feet to the point of beginning.

All of the above described property is lying in the SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 14, Township 21 South, Range 1 West and contains 12 acres, more or less.



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 17 day of August, 1965

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8-20  
RECORDED & INDEXED  
PD. 8-20

James L. Ray Jr. (Seal)  
Vivian W. Ray (Seal)

STATE OF ALABAMA

Shelby COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, CECIL DUKE, a Notary Public in and for said County, in said State, hereby certify that James L. Ray Jr. & Vivian W. Ray whose names 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 17 day of August, 1965

Cecil Duke  
Notary Public.

Justice of Peace