

5074

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 One DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
F. P. Chesser, Sr. and wife, Dovie C. Chesser

(herein referred to as grantors) do grant, bargain, sell and convey unto

Samuel Earl Niven and June C. 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:

Commence at the point where the east line of the old Harpersville dirt road intersects the south line of U. S. Highway 280 and run in a southwesterly direction along the east line of said dirt road 300 feet to the point of beginning; thence in a southeasterly direction and perpendicular to said dirt road 300 feet; thence southwesterly and parallel with said dirt road 335 feet; thence in a northwesterly direction and perpendicular to said dirt road 300 feet to the easterly line of same; thence along the east line of said dirt road run in a northeasterly direction 335 feet to the 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 April 24, 1966

WITNESS

E. H. Payne

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4-24 PM 1966
RECORDED & SHELVED
B \$50.00
PD. ON THIS INSTRUMENT.
JUDGE OF PROBATE

F. P. Chesser, Sr.

F. P. Chesser, Sr. (Seal)

Dovie C. Chesser

Dovie C. Chesser (Seal)

General Acknowledgment

STATE OF ALABAMA
Shelby COUNTY

I, *E. H. Payne*, a Notary Public in and for said County, in said State, hereby certify that F. P. Chesser, Sr. and wife, Dovie C. Chesser 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 23 day of April A. D. 1966

E. H. Payne
Notary Public.

BOOK 242 PAGE 005