

This instrument was prepared by

5011

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-15 Rev. 1-66

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 Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES 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 GRANTEEES) 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 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 lot heretofore conveyed to grantee on April 23, 1966; thence run in a southeasterly direction and perpendicular to said dirt road 300 feet; thence northeasterly and parallel with said dirt road to a point on the south line of said U. S. Highway 280; thence westerly along the south line of said U. S. Highway 280 to the point of beginning; being situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 27, Township 19, Range 1 West

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3:30 PM

6-9 1967

RECORDED & \$ 100.00

S. SO DEED TAX
PD. ON THIS INSTRUMENT

TO HAVE AND TO HOLD to the granteees 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. JUDGE OF PROBATE

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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

day of June, 1967.

WITNESS:

(Seal)

F. P. Chesser, Sr. (Seal)

(Seal)

Dovie C. Chesser (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

33. *Fred M. Strother* 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 9 day of June A. D. 1967.

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899X

Fred M. Strother
Notary Public