

This instrument was prepared by

(Name) Earl Niven

(Address) Chelsea, Alabama

Form 1-1-5 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 and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
A.P. NIVEN AND NANNIE NIVEN

(herein referred to as grantors) do grant, bargain, sell and convey unto
PAUL A. THURMAN AND FRANCES W. THURMAN

(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 a point 210 feet West of the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 4, Township 20, Range 1 West: run thence West a distance of 306 feet; run thence South 210 feet; run thence East 306 feet; run thence North 210 feet to the point of beginning, said property being more particularly described as follows, to-wit: Commence at the NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, thence run West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 210.0 feet to the point of beginning, thence continue West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 306.0 feet to the East R.O.W. line of a paved County Highway, thence turn an angle of 116 deg. 10' to the left, and run along the East line of said Highway a distance of 234.05 feet, thence turn an angle of 63 deg. 50' to the left and run a distance of 202.66 feet, thence turn an angle of 89 deg. 58' to the left and run a distance of 210.0 feet to the point of beginning. Situated in SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, and containing 1.25 acres.

REC. DEED & TITLE INS. CO. 1968 MAR 15
SHELBY COUNTY ALA.

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 15th day of March, 1968

WITNESS:

(Seal)

(Seal)

(Seal)

A.P. Niven

(Seal)

A.P. Niven

Nannie Niven

(Seal)

Nannie Niven

(Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, Earl Niven, a Notary Public in and for said County, in said State, hereby certify that A.P. Niven and Nannie Niven 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 15th day of March, A. D. 1968

Notary Public.