

This instrument was prepared by

86

(Name) Karl C. Harrison

(Address) Columbiana, 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 Three Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Murray F. Nivens and wife, Willodean H. Nivens

(herein referred to as grantors) do grant, bargain, sell and convey unto
Kenneth Nivens and Shelba 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:

Begin at the southwest corner of the NW₁ of the SE₄, Section 4, Township 20, Range 1 West,
and runthence north along said line for a distance of 513.6 feet; thence turn an
angle of 63 deg. 23 min. to the right and run a distance of 203.7 feet; thence turn an
angle of 1 deg. 03 min. left and run a distance of 203.7 feet; thence turn an angle of
30 deg. 31 min. right and run a distance of 490.0 feet; thence turn an angle of 31 deg
00 min. right and run a distance of 330.0 feet; thence turn an angle of 16 deg. 24 min.
right and run a distance of 87.5 feet; thence turn an angle of 29 deg. 43 min. right
and run a distance of 330.0 feet to the point of beginning; being a part of the NW₁
of the SE₄, Section 4, Township 20, Range 1 West, containing 7.7 acres.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
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1963 OCT -7 PM 8:51
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REC. BK. & PAGE AS SHOWN ABOVE
Gentry, Fred W.
JUDGE OF SUPERIOR COURT

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 27th
day of July, 1963

WITNESS:

(Seal) Murray F. Nivens (Seal)
(Seal) Willodean H. Nivens (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State,
hereby certify that Murray F. Nivens and wife, Willodean H. Nivens
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 27th day of July, A. D., 1963
Martha B. Joiner
Notary Public.

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