

This instrument was prepared by

(Name).....WALLACE & ELLIS, Attorneys

(Address).....Columbiana, Alabama

Form 1-1-5 Rev. 1-56

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 Fourteen Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Malcolm Joiner and wife, Lou Jean Joiner

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

Michael C. Nivens and wife, Peggy C. 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:

A lot in the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 36, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the SW corner of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 36, Township 21 South, Range 1 West and run along the South line of said forty, North 84 deg. 40' East a distance of 865.0 feet; thence continue North 84 deg. 40' East 1029.9 feet; thence run North 4 deg. 20' West a distance of 742.8 feet to the South margin of a dirt road running East from the Columbiana - Shelby paved Road; thence along the South line of said dirt road, South 85 deg. 10' West a distance of 816.3 feet to point of beginning of lot herein described; thence run South 4 deg. 10' East a distance of 88.7 feet; thence run South 4 deg. 20' East a distance of 111.3 feet; thence run North 85 deg. 10' East a distance of 102.3 feet; thence run North 4 deg. 20' West a distance of 200 feet; to the South line of said dirt road; thence along said road South 85 deg. 10' West a distance of 102.3 feet to point of beginning.

STATE OF ALA. SHELBY CO.  
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 24 day of February, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

Malcolm E. Joiner (Seal)

Lou Jean Joiner (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Malcolm Joiner and wife, Lou Jean Joiner 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 24 day of February, A. D. 1969

Nancy L. Sasser  
Notary Public

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