

This instrument was prepared by

(Name).....Karl C. Harrison.....

(Address) Attorney at Law, 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 One Thousand One Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
and wife, Terry Ann McCann
William Arnold McCann/and wife, Shirley Ann McCann, divorced
(herein referred to as grantors) do grant, bargain, sell and convey unto

Bennett W. Niven and Agnes M. 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 northeast corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 2, Township 24 North, Range 12 East and run in a southerly direction along the east line of said quarter-quarter section a distance of 1250.44 feet to the north right of way line of Highway No. 25; thence turn an angle of 98 deg. 16 min. to the right along said right of way line for a distance of 210.0 feet to the west side of a Public Drive; thence turn an angle of 81 deg. 44 min. to the right for a distance of 840.0 feet to the northeast corner of Roy Lamar and Frances Ozelle Kirby lot/the point of beginning; thence continue northerly along said west side of Public Drive for a distance of 210.0 feet; thence turn an angle of 81 deg. 44 min. to the left and parallel to the north right of way line of said Highway No. 25 for a distance of 200.0 feet; thence turn an angle of 98 deg. 16 min. to the left and parallel to the above said Public Drive for a distance of 210.0 feet to said Kirby lot north line; thence turn an angle of 81 deg. 44 min. to the left and run along the north line of said Kirby lot a distance of 200.0 feet to the point of beginning.

STATE OF ALA. & SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1971 JAN 13 PM 3:22
UCC FILE NUMBER FOR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JULIE G. PRINCE

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 24th day of November, 1969.

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

William Arnold McCann (Seal)
Shirley Ann McCann (Seal)
Terry Ann McCann (Seal)

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, Martha B. Joirer, a Notary Public in and for said County, in said State, hereby certify that William Arnold McCann and ~~XXXX~~ Shirley Ann McCann, divorced whose name ~~is~~ 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 24th day of November, A. D., 1969.

Martha B. Joirer
Notary Public.

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