

This instrument was prepared by

(Name).....

(Address).....

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 Hundred and no/100-----DOLLARS

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

F.P. Chesser, Jr. and Ester Lee Chesser

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

Samuel Earl Niven, Sr. and June C. 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 southwest corner of Section 23, Township 19 south, Range 1 west, located in Shelby County. Same point being northeast corner of Section 27 of Township 19 south, Range 1 west (iron pipe with plate on top), thence south one (1) degree - fifteen (15) minutes east (magnetic) along the east side of the northeast quarter (NE 1/4) of said Section 27 a distance of 2,688 feet, thence turn a deflection angle of ninety (90) degrees to the right, thence in a westerly direction for 1,985 feet to the point of beginning of parcel herein described, thence continue in a westerly direction a distance of 250.0 feet, thence turn a deflection angle of seventy-two (72) degrees - eighteen (18) minutes to the left, thence in a south-westerly direction 256.3 feet, to a point on the north right-of way of U. S. Highway 280, thence turn a deflection angle of ninety-seven (97) degrees - forty-eight (48) minutes to the left, thence in a southeasterly direction along the north right-of-way of U. S. Highway 280 for 143.6 feet, same point being eighty (80) feet north of and at right angles to a concrete right-of-way marker, bearing station 1021+91 (P.C.), thence turn a deflection angle of two (2) degrees - fourteen (14) minutes to the right, thence continue in a southeasterly direction along the north right-of-way line of U. S. Highway 280 96.6 feet, thence turn a deflection angle of eighty-four (84) degrees - twenty-six (26) minutes to the left, thence in a northeasterly direction 303.8 feet to the point of beginning. Said parcel of land located in the southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) and northwest quarter (NW 1/4) of the southeast quarter (SE 1/4) of Section 27, Township 19 south, Range 1 west, located in Shelby County, Alabama and containing 1.53 acres, more or less.

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 7 day of March, 1970

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

F.P. Chesser Jr

F.P. Chesser, Jr.

Ester Lee Chesser

Ester Lee Chesser

General Acknowledgment

STATE OF ALABAMA
Shelby COUNTY }

Fred M. Stooth

....., a Notary Public in and for said County, in said State, hereby certify that F.P. Chesser, Jr. and Ester Lee Chesser

whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance they executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 7 day of March, A.D., 1970

Fred M. Stooth

Notary Public.