

Rt 1 Box 30
Chelsea 35043

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This instrument was prepared by

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

(Address).....Columbiana, Alabama.....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—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 (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Murray Nivers and wife, Willo Dean Nivers

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Lillian Moore

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A certain tract of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 20, Range 1 West more particularly described as follows: Commencing at the northwest corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and run thence in an easterly direction along the north boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 275 yards for point of beginning of the property herein conveyed and being the northeast corner of the W. D. Moore property described in Deed Book 208 page 489 in the Probate Office of Shelby County, Alabama; thence run south along the east line of said Moore property 150 feet, more or less, to the north right-of-way line of the Calera-Chelsea Public Road, being known as County Road No. 39; thence run in a northeasterly along the north right-of-way line of said road to its point of intersection with the north line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 4; thence run west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning of the land herein conveyed.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 7th day of March, 1970.

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

Murray Nivers (Seal)
Willo Dean Nivers (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 Nivers and wife, Willo Dean Nivers 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 7th day of March, A. D., 1970

Martha B. Joiner
Notary Public.

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