

This instrument was prepared by
(Name)..... **WALLACE & ELLIS, Attorneys**

6748

(Address)..... **Columbiana, Alabama 35051**

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 **TEN DOLLARS AND LOVE AND AFFECTION**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

A. P. Niven and wife, Nammie V. Niven

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

Myrtle N. Mooney

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

A part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, described as follows: Begin at a point 92 yards West of the SE corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run North 80 yards; thence West 80 yards; thence North 35 yards; thence West 35 yards; thence South 115 yards to South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence East along the South line 115 yards to point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1971 DEC -6 AM 7:40
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Consul of Probate
JUDGE OF PROBATE



19711206000051910 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/06/1971 12:00:00 AM FILED/CERT

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 **3rd** day of **December**, 19 **71**

..... (Seal) **A. P. Niven** (Seal)
..... (Seal) **Nammie V. Niven** (Seal)
..... (Seal) (Seal)

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STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **A. P. Niven and wife, Nammie V. Niven** 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 **3** day of **December**, A. D., 19 **71**

Nancy L. Grasher
Notary Public.