

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 DOLLAR AND LOVE AND AFFECTION DOLLARS

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

Clay L. Nivens and wife, Eula B. Nivens
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kerry Kent Nivens and wife, Margaret 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:

All that portion of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 20, Range 1 West, Shelby County, Alabama, which lies East of the Columbiana - Chelsea paved highway.



1971123000054990 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
1971 DEC 30 PM 2:58
INDEXED
FILED
12/30/71

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 2nd day of October, 1971

WITNESS:

(Seal)

(Seal)

(Seal)

Clay L. Nivens (Seal)

Eula B. Nivens (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 Clay L. Nivens and wife, Eula B. Nivens whose name 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 2nd day of October, A. D., 1971

Lencie Brasher
Notary Public.