

(Name) Wallace, Ellis & Fowler

(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 AND NO/100 (\$1.00) DOLLARS

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

Maude Niven, a widow; Ann Niven Raia and husband, A. C. Raia
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ann Niven Raia and husband, A. C. Raia
(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 SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run North along the West line of said Quarter Quarter Section, a distance of 822.35 feet to the point of beginning; thence continue North along the West line of said Quarter Quarter Section, a distance of 80.00 feet; thence turn an angle of 88 degrees 22 minutes to the right and run a distance of 191.17 feet; thence turn an angle of 91 degrees 17 minutes to the right and run a distance of 80.00 feet; thence turn an angle of 88 degrees 43 minutes to the right and run a distance of 191.66 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
02/12/1975 12:00:00AM FILED/CERT

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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 15 day of August, 1974.

WITNESS:

Will Vanzant (Seal)
Will Vanzant (Seal)
(Seal)

Maude Niven (Seal)
(Maude Niven)
Ann Niven Raia (Seal)
(Ann Niven Raia)
A. C. Raia (Seal)
(A. C. Raia)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

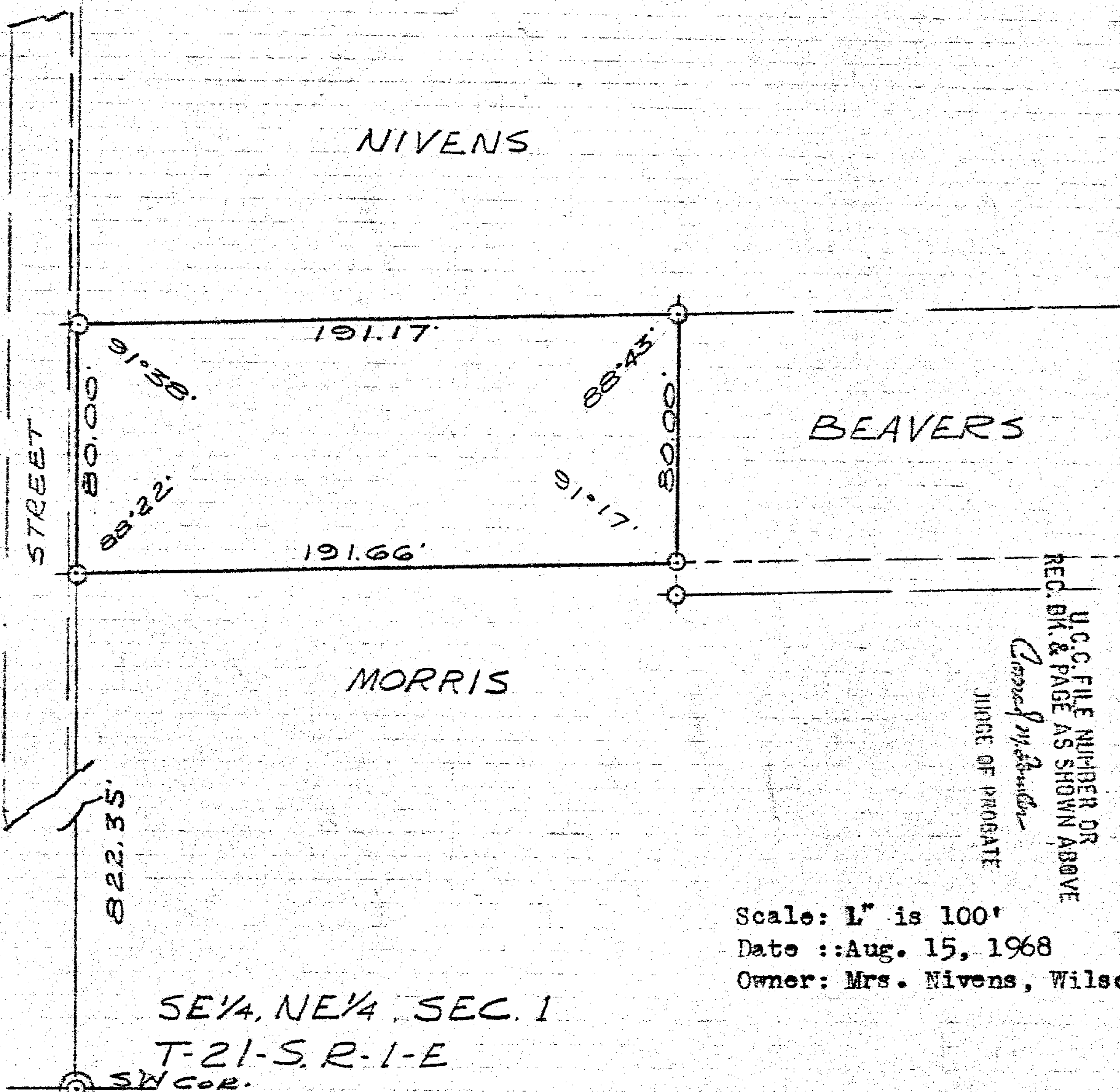
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maude Niven; Ann Niven Raia & A. C. Raia whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of August, A. D., 1974.

Grace E. Robinson

Notary Public.

My Commission Expires May 23, 1976



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1975 FEB 12 PM 1:38

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Conrad H. H. H.
JUDGE OF PROBATE

Scale: 1" is 100'

Date :: Aug. 15, 1968

Owner: Mrs. Nivens, Wilsonville, Ala.

SE 1/4, NE 1/4, SEC. 1
T-21-S, R-1-E
SW COR.

State of Alabama
County of Shelby

I, Frank W. Wheeler, a registered Land Surveyor in the State of Alabama, hereby certify that this is a true and correct plat of a survey, made by me, of a Lot in the SE 1/4 of the NE 1/4 of Sec. 1, T-21-S, R-1-E, Shelby County, Alabama, described as follows:

Commence at the SW corner of the SE 1/4 of the NE 1/4 of Sec. 1, T-21-S, R-1-E, thence run North along the West line of said 1/4 1/4 Sec., a distance of 822.35 ft., to the point of beginning, thence continue North along the West line of said 1/4 1/4 Sec., a distance of 80.00 ft., thence turn an angle of 88 deg. 22 min. to the right and run a distance of 191.17 ft., thence turn an angle of 91 deg. 17 min. to the right and run a distance of 80.00 ft., thence turn an angle of 88 deg. 43 min. to the right and run a distance of 191.66 ft., to the point of beginning. Situated in the SE 1/4 of the NE 1/4 of Sec. 1, T-21-S, R-1-E, Shelby County, Alabama.

This the 15th day of Aug. 1968

Frank W. Wheeler
Frank W. Wheeler
Ala. Reg. L.S. 3385

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Shelby Cnty Judge of Probate, AL
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