

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER 686

(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 Three Thousand, Five Hundred and no/100(\$3,500.00)----- DOLLARS

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

Corine W. Mobley, widow of Frank Mobley

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

Linda W. Nivens and husband, Robert G. 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:

Begin at the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 29, Township 19 South, Range 2 East; thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 130.83 feet; thence turn an angle of 90 deg. 09 min. 03 sec. to the right and run East a distance of 1239.80 feet to the West R/W line of County Hwy. No. 62; thence turn an angle of 89 deg. 28 min. 31 sec. to the right and run along said Hwy. R/W a distance of 130.83 feet to the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle of 90 deg. 25 min. 39 sec. to the right and run West along the South line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 29 a distance of 1240.44 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Sec. 29, Township 19 South, Range 2 East, Shelby County, Alabama.

BOOK 295 PAGE 731

19751201000066770 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/01/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 DEC - 1 AM 9:42
Seal
Cons. M. ...
JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this _____ day of _____, 1975

WITNESS:

_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)

Corine W Mobley

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Corine W. Mobley, widow of Frank Mobley whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November A. D., 1975.

Jessie Ann Price
Notary Public.