



19751209000068770 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/09/1975 12:00:00AM FILED/CERT

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD AND FOWLER, ATTORNEYS AT LAW

(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 love and affection and One and No/100 (\$1.00) Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Joe S. Niven and wife, Amelia Niven; Della Beall and husband, Merle Beall; Merrell E. Niven and wife, Mary Niven; Ann Raia and husband, Anthony Raia; Nell Vanzant and husband, George Vanzant; and Clayton L. Niven and wife, Ginger Niven, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

Lillie Mae Niven

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Commence at the NW corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 21, Range 1 East and run North 88 deg. 31 min. East, a distance of 396 feet, more or less, to the West line of a road; thence along said road run South 2 deg. 30 min. East, a distance of 210 feet to the SE corner of the Lewis H. and Bertha J. Cosper lot for point of beginning; thence continue South 2 deg. 30 min. East along the West line of said road 198 feet, more or less, to the Northeast corner of the B. D. and Mildred F. Beavers lot; run thence West along the North line of said Beavers lot 200 feet to the NW corner of said Beavers lot; run thence South along the West line of said Beavers lot 80 feet; thence West 196 feet, more or less, to the West line of SE $\frac{1}{4}$ of NE $\frac{1}{4}$; run thence North 278 feet, more or less, to the SW corner of the Lewis H. and Bertha J. Cosper lot; run thence East along the South line of said Cosper lot 396 feet, more or less, to the point of beginning, less and except that portion thereof heretofore conveyed to Ann Niven Raia and husband, A. C. Raia, as shown by deed recorded in Deed Book 290 at page 678, Office of Judge of Probate of Shelby County, Alabama. Except road right of way.

Also, all other real estate situated in Shelby County, Alabama, or any interest therein, which was owned by Maude Niven at the time of her death and by B. P. Niven at the time of his death, being the intention of the grantors to convey to the grantee by this deed all such property owned by said Maude Niven and by said B. P. Niven at the time of their respective deaths whether described above or not.

The grantors warrant that said Maude Niven died while a resident of Shelby County, Alabama, on June 2, 1975, she being an unmarried woman at the time of her death, her husband, B. P. Niven, or "Brindley" Niven having pre-deceased her. The grantors further warrant that said Joe S. Niven, Della Beall, Merrell E. Niven, Ann Raia, Nell Vanzant, and the grantee, Lillie Mae Niven, together with R. J. Niven, deceased and Lee Niven, deceased, were all of the children ever born of said B. P. Niven and all of the children ever born of said Maude Niven, said Lee Niven being deceased without any children ever being born of him, and said R. J. Niven being deceased, the grantor, Clayton L. Niven, being the only child ever born of said R. J. Niven.

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

[illegible]

IN WITNESS WHEREOF, we have hereunto set our ~~hands(s) and seal(s)~~ this

day of August, 19 75.

Lella L. Beall (SEAL)

Miles E Beall (Seal)

Amelia River (Seal)

(Seal)

Easton L. Nier (SEAL)

STATE OF TEXAS
El Paso COUNTY

_____ (SEAL)

Mass K. Thirun (SEAL)

Seamus V. Vanecko (SEAL)

_____ (Seal)

.....(Seal)

Ann Rais (Seal)

Ginger Nuen (SEAL)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Joe S. Niven and wife, Amelia Niven
whose name S 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 24 day of September

September 19 1953
Margie Chase
 Notary Public.

THE STATE OF ARIZONA

MARICOPA COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Clayton L. Niven and wife, Ginger 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 7 day of September, A. D., 1975

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Shelby Cnty Judge of Probate, AL
12/09/1975 12:00:00AM FILED/CERT

Donald J. Kalkreuth
Notary Public
My Commission Expires 9-23-1977

STATE OF MARYLAND

Montgomery COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Della Beall and husband Merle Beall
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 10 day of September, A. D., 1975

William J. Miller
Notary Public

STATE OF MARYLAND

Prince Georges COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Merrell E. Niven and wife, Mary 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 day of September, A. D., 1975

Lawrence J. Smith
Notary Public

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Ann Raia and husband, Anthony 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 2nd day of September, A. D., 1975

Patricia H. Johnson
Notary Public

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Nell Vanzant and husband, George Vanzant
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 29th day of August, A. D., 1975

Patricia H. Johnson
Notary Public

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State,
hereby certify that

whose name signed to the foregoing conveyance, and who known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Public.