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(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand Eight Hundred Fifty and No/100 DOLLARS

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

James Harvey Morris and wife, Bobbie Jean Morris
(herein referred to as grantors) do grant, bargain, sell and convey unto

H. E. Niven and Bertha B. Niven and Mabel M. Smith
(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 Southwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 22, Township 21 South, Range 1 West, being an iron pin with concrete monument, (GSPC) being the point of beginning of the parcel of land herein described; thence North 1 deg. 30 min. West (MB) for a distance of 450.00 feet to a point, iron pin; thence turn an angle of 106 deg. 27 min. to the right and proceed South 75 deg. 03 min. East (MB) for a distance of 332.05 feet to a point, iron pin; thence turn an angle of 86 deg. 25 min. 30 sec. to the right and proceed South 11 deg. 22 min. 30 sec. West (MB) for a distance of 266.42 feet to a point, being approximately 20 feet from the center of county road #343 and having no recorded R.O.W.; thence turn an angle of 14 deg. 55 min. to the left and proceed South 3 deg. 32 min. 30 sec. East (MB) for a distance of 94.58 feet to a point, iron pin, being approximately 25 feet from the center of said Co. Rd.; thence turn an angle of 91 deg. 40 min. to the right and proceed South 88 deg. 07 min. 30 sec. West (MB) for a distance of 262.30 feet to the point of beginning. Said property is lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama, and contains 2.636 acres.

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Shelby Cnty Judge of Probate, AL
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Seal of the Court
JUDGE OF PROBATE
INSTRUMENT WAS FILED
STATE OF ALABAMA

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 16th day of March, 1976.

WITNESS:

(Seal) James Harvey Morris (Seal)
(Seal) Bobbie Jean Morris (Seal)
(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 James Harvey Morris and wife, Bobbie Jean Morris 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 16th day of March, A. D. 1976

Notary Public