19790313000030770 1/1 \$.00 Shelby Cnty Judge of Probate, AL 03/13/1979 12:00:00AM FILED/CERT

COUNTY OF SHELBY

THIS INDENTURE made and entered into on this the 132 day of MARCH 1979, by and between CLARA BELLE COBB, a widow, herein referred to as Grantor, and CLARA BELLE COBB, a widow, and PEGGY C. NIVENS, a married woman, herein referred to as Grantees.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 to her, cash in hand paid by the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey to the 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 lying and being situated in the County of Shelby, State of Alabama, to-wit:

A lot of land in the Town of Columbiana, Alabama, described as follows: Beginning at a point on the south line of East College Street 1571/2 feet East of the east line of Catherine Street, which point of beginning is on the south line of said East College Street and is the northeast corner of the residence lot of Irene Tinney and from said beginning run eastward along the south line of said street 81½ feet to the northwest corner of the residence lot of J. M. Leonard, Jr.; thence southward along the west line of said J. M. Leonard lot 206 feet; thence westward and parallel with East College Street 81½ feet; thence northward and parallel with the west line of said J. M. Leonard lot 206 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto 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 the Grantor does hereby covenant with and represent unto the Grantees that she is seized in fee of the lands above described; that the same is free of encumbrances; that she has a good and lawful right to sell and convey the same and that she will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever. There is hereby excepted from all the foregoing warranties and covenants the lien for ad valorem taxes due October 1, 1979.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on the day and year first above written.

3.3 MAR 13

FORD & PAYHE ATTORNEYS AT LAW 102 SOUTH SIDE SQUARE P. O. DRAWER 827

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MUNDA J HALL a Notary Public in and for said County in said State, hereby certify that CLARA BELLE COBB, a widow, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand, this the 13th day of 117RC ASSILLER

Notary Public

Clara Bill Cobb My Commission Expires November 8, 1979
305 East Collins St

HUNTSVILLE, ALA. 35501