

This instrument was prepared by

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Attorneys at Law
(Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Mary Nell Nivens, a widow

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

/ Louis M. Atkinson and Sherry M. Atkinson

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Beginning at the Southwest corner of the $\frac{N}{2}$ of $SE\frac{1}{4}$ of $NW\frac{1}{4}$, Section 22, Township 21 South, Range 1 East; thence East along the South boundary of said $\frac{N}{2}$ of $SE\frac{1}{4}$ of $NW\frac{1}{4}$ a distance of 642 feet to the center of the Old Montgomery Highway; thence Southwesterly along the center of said Old Montgomery Highway a distance of 714.2 feet to the West boundary of the said $SE\frac{1}{4}$ of $NW\frac{1}{4}$; thence North along said West boundary of said $SE\frac{1}{4}$ of $NW\frac{1}{4}$ 322.8 feet to point of beginning. Said lot being triangular in shape.

62 ALSO, the $\frac{N}{2}$ of $SE\frac{1}{4}$ of $NW\frac{1}{4}$, Section 22, Township 21, Range 1 East; The $\frac{S}{2}$ of $S\frac{1}{2}$ of $NE\frac{1}{4}$ of $NW\frac{1}{4}$, Section 22, Township 21, Range 1 East; Two (2) acres in NE corner of $S\frac{1}{2}$ of $SE\frac{1}{4}$ of $NW\frac{1}{4}$, Section 22, Township 21, Range 1 East, and all being situated in Shelby County, Alabama.
Said last mentioned two (2) acres being more particularly described as follows: Beginning at the NE corner of said 20 acres and running West 100 yards across the North end; thence 185 yards Southeasterly to a line on the South and being all the land on the East side of the Heaton and Jackson road in said $S\frac{1}{2}$ of $SE\frac{1}{4}$ of $NW\frac{1}{4}$, all in Section 22, Township 21, Range 1 East.

Grantor reserves a life estate in and to the above described property.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 15th
day of July, 1982
WITNESS: I CERTIFY THIS
DEED WAS FILED 1982 JUL 15 AM 10:17 Seal Tax 50.
Seal 1.50 Mary Nell Nivens (Seal)
Seal 1.00 Mary Nell Nivens (Seal)
Seal 3.00 Mary Nell Nivens (Seal)
Judge of Probate (Seal) (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Nell Nivens, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, A. D. 1982.

H. S. Conwill
Notary Public