

(Name) Wallace, Ellis, Head & Fowler, Attorneys
(Address) Columbiana, Alabama 35051

Form 1-1-6 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 LOVE & AFFECTION and ONE & NO/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Murray Nivens, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto
my son, Kenneth Nivens, and his wife, Shelba 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 NE corner of the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4,
Township 20 South, Range 1 West and run thence East along the North line of said
 $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 198 feet to a point; thence run South, parallel with the
East line of the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 1320 feet, more or
less, to a point on the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run West, along the
South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 198 feet to the SE corner of the W $\frac{1}{2}$
of the W $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run North, along the East line of the W $\frac{1}{2}$ of
the W $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 1320 feet, more or less, to the point of
beginning, being 6 acres, more or less.

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BOOK Begin at the SE corner of the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4,
Township 20 South, Range 1 West, said point being the SE corner of the parcel hereto-
fore conveyed to the grantees as shown by deed recorded in Deed Book 255 at page 212,
Office of Judge of Probate Of Shelby County, Alabama, and run thence East 198 feet;
thence run North, parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 220
feet, more or less, to a point on the East line of said parcel described in Deed Book
255, page 212; thence run Southwesterly along said parcel as described in Deed Book 255
at page 212, a distance of 220 feet, more or less, to a point; thence continue along
said parcel described in Deed Book 255 at page 212 by turning an angle of 16 deg. 24'
right and run a distance of 87.5 feet to the point of beginning.

Subject to a life estate in the timber and pulpwood on said property which is reserved by
the grantor, Murray Nivens, for and during the term of his natural life.

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, subject to reservation of timber and pulpwood rights for and during the
life of Murray Nivens as set forth above.
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 30th
day of August, 19 82

WITNESS:
Deed Tax \$0.50
Rec 1.56
Jud 1.00
3.00
1982 OCT 27 AM 9:54
Murray Nivens (Seal)
Murray Nivens (Seal)
Notary Public (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 Murray Nivens, an unmarried man
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 he executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 30th day of August, 19 82

Notary Public.
RE 1 Box 54
Chelsea, AL 35043