

(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 SIXTY-SIX THOUSAND, FIVE HUNDRED & NO/100 (\$66,500.00) DOLLARS

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

Kerry R. Nivens and wife, Gloria A. Nivens

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

Eric McConnell and wife, Judy McConnell

(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:

Lot 11, according to "Briarwood Subdivision", First Sector, as shown by map recorded in Map Book 5, page 23, in the Probate Office of Shelby County, Alabama. Situated in the Town of Columbiana, Shelby County, Alabama.

Subject to the restrictive covenants which are shown in Deed Book 248, page 924, in the Probate Office of Shelby County, Alabama.

Except a 20-foot easement off the Northerly side of said lot as reserved in deed recorded in Probate Office in Shelby County, Alabama, in Deed Book 295, page 741.

Subject to 30 foot building set back line from Pine Circle as shown on recorded map.

Subject to transmission line permit and other permits of record.

\$63,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith

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 15<sup>th</sup> day of June, 1983.

WITNESS:

Deed TAX 3.50  
Rev 1.50  
Fund 1.00  
6.00

1983 JUN 16 PM 1:25  
See Mtg H32-H26

STATE OF ALABAMA  
SHELBY COUNTY

the undersigned

hereby certify that Kerry R. Nivens and wife, Gloria A. Nivens

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 15<sup>th</sup> day of June, A. D., 1983.

Kerry R. Nivens  
(Kerry R. Nivens)

Gloria A. Nivens  
(Gloria A. Nivens)

General Acknowledgment

Rita W. Akers

Notary Public.

First Southern Columbus