

(Name) _____
(Address) _____

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar and Love and Affection DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~XXXX~~ I
Inez Gardner Nivens

(herein referred to as grantors) do grant, bargain, sell and convey unto Inez Gardner Nivens and
Thomas Wayne 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:

The SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 4, Township 20, Range I West, Shelby County Alabama.

BOOK 021 PAGE 859

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 MAR 25 PM 1:27

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed Tax 50
Rec. 250
Ad 1.00
4.00

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, I have hereunto set my hand(s) and seal(s), this 24th
day of March, 1985

WITNESS:

(Seal)

(Seal)

(Seal)

Inez Nivens (Seal)
Inez Gardner Nivens (Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Verna K. Stone, a Notary Public in and for said County, in said State,
hereby certify that Inez Gardner Nivens
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 25th day of March

1931-Hwy 150-S.E.

Bessemer, Ala.

35023

My Commission expires July 13, 1987

Notary Public