

1164

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Tommy L. Burt

(Address) _____

\$00.00

This instrument was prepared by

500

(Name) Wade H. Morton, Jr., Attorney at Law(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227Form 1-15 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE and NO/100----- (\$1.00) 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, EULA B. NIVENS, the unremarried widow of CLAY L. NIVENS, deceased,

(herein referred to as grantors) do grant, bargain, sell and convey unto KERRY KENT NIVENS and wife, MARGARET W. NIVENS,

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

That part of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the S $\frac{1}{2}$ of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence proceed in an Easterly direction along the North boundary of the S $\frac{1}{2}$ of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ for a distance of 507.23 feet to the point of beginning of the parcel of land herein described; thence continue along the North boundary of said S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ for a distance of 392.57 feet to a point; thence turn an angle of 154 deg. 04 min. 35 sec. to the right and run 439.18 feet to a point; thence turn an angle of 116 deg. 38 min. 55 sec. to the right and run 192.02 feet to the point of beginning, and containing 0.86 acre according to the survey dated October 22, 1986 of Lewis H. King, Jr., Registered Land Surveyor #12487.

Subject only to the following encumbrances and easements: Ad valorem taxes for 1986 and subsequent years; to existing public easements serving the above described real property; and, to all rights-of-way and easements of record in the Office of the Judge of Probate of Shelby County, Alabama.

104
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PAGE

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

day of December, 1986.

WITNESS:

Paid Tax \$ 150.

(Seal)

Paid Tax

Recording Fee 2.50

(Seal)

Indexing Fee 1.00

(Seal)

TOTAL 4.00STATE OF ALABAMA
I CERTIFY THAT THIS
INSTRUMENT WAS FILED
IN THE CLERK'S OFFICE
OF THE COUNTY OF SHELBY
ON THE 12TH DAY OF DECEMBER
1986, AT 11:04 AM.

STATE OF ALABAMA

MADISON

COUNTY

Eula B. Nivens (Seal)
Eula B. Nivens
(Seal)

I, the undersigned Thomas C. Halcomb, Jr., a Notary Public in and for said County, in said State, hereby certify that Eula B. Nivens, the unremarried widow of Clay L. Nivens, deceased, 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

4th

day of

December, 1986.

Larry Halcomb

MY COMMISSION EXPIRES OCTOBER 1, 1989