

\$73,062.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

THIS INDENTURE made and entered into on this the 25th day of August, 1992, by and between MICHAEL C. NIVENS and wife, PEGGY C. NIVENS, herein referred to as Grantors, and LOUIS DOUGLAS JOSEPH, a married man, a 2/3 undivided interest and JOHN ANTHONY JOSEPH, a married man, a 1/3 undivided interest herein referred to as Grantees.

WITNESSETH: That the Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it, cash in hand paid by the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold and conveyed and do by these presents give, grant, bargain, sell and convey to the Grantees, the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:


"The Southeast 1/4 of Southwest 1/4, Section 2 Township 20 South, Range 1 West which is more particularly described as follows: Commence at the Northwest corner of the Southeast 1/4 of Southwest 1/4, Section 2, Township 20 South, Range 1 West, thence run Easterly along the North boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1346.14 feet to a point; thence turn an angle of 91 degrees 02' 01" to the right and run Southerly along the East boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1321.67 feet to a point thence turn an angle of 89 degrees 14' 05" to the right and run Westerly along the South boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1336.13 feet to a point; thence turn an angle of 90 degrees 20' 01" to the right and run Northerly along the West boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1315.27 feet to the point of beginning. Said parcel of land is the Southeast 1/4 of Southwest 1/4 Section 2 Township 20 South Range 1 West and contains 40.59 acres."

TO HAVE AND TO HOLD the above described real estate together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said Grantees, and unto their heirs and assigns, forever, in fee simple. And the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee of the lands above described; that the same is free of encumbrances; that they have a good and lawful right to sell and convey the warrant and defend the title to the same and the possession thereof unto the, said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever. There are hereby excepted from all the foregoing warranties and covenants the following:

- (1) Lien for ad valorem taxes for taxable year beginning October 1, 1991, and payable October 1, 1992.

IN WITNESS WHEREOF, the Grantors, MICHAEL C. NIVENS and wife, PEGGY C. NIVENS, have caused these presents to be executed on the day and year first above written.

 (SEAL)
Michael C. Nivens

 (SEAL)
Peggy C. Nivens

Inst # 1992-18069

099285498ER+PP1ED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 10.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael C. Nivens and wife, Peggy C. Nivens who, being informed of the contents of the foregoing instrument, executed the same voluntarily on the day and year first above written.

Given under my hand and official seal this the 25th day of August, 1992.

Denny O. Kovach
Notary Public
My Commission Expires 2-24-94

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08/25/1992-18069
04:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00

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