

SEND TAX NOTICE TO:

(Name) Kerry R. Nivens
119 Pine Tree Circle
 (Address) Columbiana, AL 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—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) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Kerry R. Nivens and Mary N. Wooley as Co-Executors of the Estate of Bertha N. Nivens, deceased; Kerry R. Nivens, a married man, individually; and Mary N. Wooley, a single woman, individually

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kerry R. Nivens

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land lying between Shelby County Highway No. 280 and US Highway 280 in the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West and more particularly described as follows:

Commence at the NE corner of the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West; thence run Southerly along the East boundary line of said NW 1/4 of SW 1/4 a distance of 504.34 feet to a point on the Southern right-of-way line of Shelby County Highway No. 280 and the point of beginning of the parcel herein described; thence continue along the same line a distance of 132.43 feet to a point on the Northern right-of-way of US Highway No. 280; thence turn an angle of 77 degrees 36 minutes 30 seconds to the right and run along the right-of-way line a distance of 64.49 feet to a concrete right-of-way monument found in place; thence turn an angle of 97 degrees 32 minutes 26 seconds to the right and run a distance of 119.56 feet to a concrete right-of-way monument found in place; thence turn an angle of 74 degrees 29 minutes 02 seconds to the right and run along the right-of-way line a distance of 77.98 feet to the point of beginning. Said parcel is lying in the NW 1/4 of SW 1/4, Section 27, Township 19 South, Range 1 West.

The property herein conveyed does not constitute any part of the homestead of the grantor, Kerry R. Nivens, and his spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 defend my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 11th day of November, 1993.

Kerry R. Nivens (Seal)
 Kerry R. Nivens, Individually

Mary N. Wooley, Individually

Mary N. Wooley (Seal)

Kerry R. Nivens (Seal)
 Kerry R. Nivens as Co-Executor of the Estate of Bertha N. Nivens, Deceased

Mary N. Wooley (Seal)
 Mary N. Wooley as Co-Executor of the Estate of Bertha N. Nivens, Deceased

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kerry R. Nivens, a married man and Mary N. Wooley, a single woman whose name 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 11th day of November, A. D., 1993.

ADDITIONAL ACKNOWLEDGEMENT ON REVERSE SIDE.

Edward M. Foster Jr.
 Notary Public.

Inst # 1993-35962

11/13/93
 11:34 AM
 11.50
 SHELBY COUNTY CLERK OF PROBATE
 00000000

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kerry R. Nivens and Mary N. Wooley whose names as Co-Executors of the Estate of Bertha N. Nivens, deceased 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 as such Co-Executors, and with full authority, executed the same voluntarily for and as an act of the said estate, acting in their capacity as Co-Executors as aforesaid, on the day the same bears date.

Given under my hand and official seal this 11² day of November, 1993.

Conrad M. Foster Jr.
Notary Public

Inst # 1993-35962

11/12/1993-35962
01:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 11.50

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$