

94080331

PREPARED BY: Trimmier and Hayley, P.C., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: EARL NIVEN, JR. AND GAY NIVEN
1509 SHOAL RUN TRAIL, BIRMINGHAM, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWENTY THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$23,500.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), THOMAS L. BOAZ, A MARRIED MAN (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, EARL NIVEN, JR. AND WIFE, GAY NIVEN (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 41, COUNTRYSIDE AT CHELSEA, THIRD SECTOR, ACCORDING TO THE MAP RECORDED IN MAP BOOK 12, PAGE 84, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

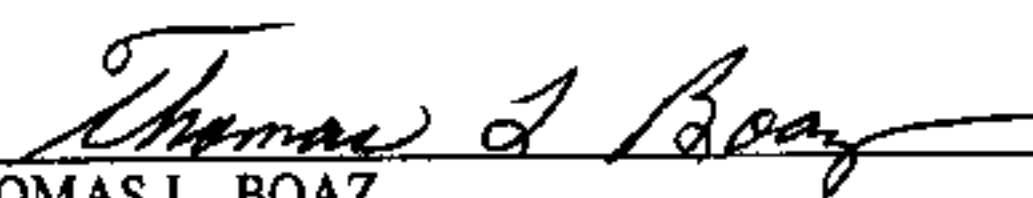
- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HONESTEAD AS DEFINED BY CODE SECTION 6-10-2 OF SAID GRANTOR, NOR THE SPOUSE OF SAID GRANTOR.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 said GRANTEES, their heirs and assigns, that I(we) am(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(we) have hereunto set my(our) hand(s) and seal(s), on SEPTEMBER 7, 1994.

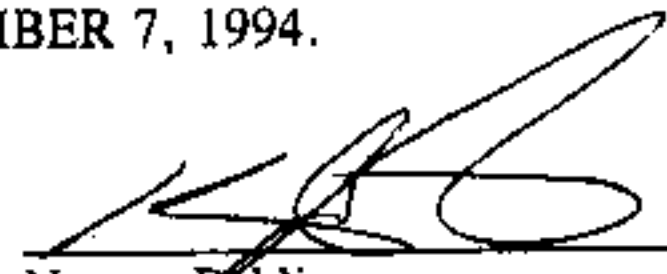

THOMAS L. BOAZ

STATE OF ALABAMA)
COUNTY OF SHELBY)

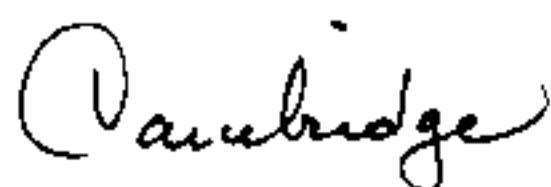
I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that THOMAS L. BOAZ, A MARRIED MAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on SEPTEMBER 7, 1994.

My commission expires: 10/29/94


Notary Public

Inst # 1994-29535
09/28/1994-29535
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 32.00



Inst # 1994-29535