

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

\$1000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Lillie Mae Nivens, unmarried
herein referred to as grantors) do grant, bargain, sell and convey unto

Wayne Raia and Nancy Raia

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

Shelby

County, Alabama to-wit:

Commence at the NW corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 1, Township 21, Range 1 East and run North 88 deg. 31 min. East a distance of 396 feet, more or less, to the West line of a road; thence along said road run South 2 deg. 30 min. East a distance of 210 feet to the SE corner of the Lewis H. and Bertha J. Cosper lot for point of beginning; thence continue South 2 deg. 30 min. East along the West line of said road 198 feet, more or less, to the Northeast corner of the B. D. and Mildred F. Beavers lot; run thence West along the North line of said Beavers lot 200 feet to the NW corner of said Beavers lot; run thence South along the West line of said Beavers lot 80 feet; thence West 196 feet, more or less, to the West line of SE $\frac{1}{4}$ of NE $\frac{1}{4}$; run thence North 278 feet, more or less, to the SW corner of the Lewis H. and Bertha J. Cosper lot; run thence East along the South line of said Cosper lot 396 feet, more or less, to the point of beginning.
LESS AND EXCEPT that portion thereof heretofore conveyed to Ann Niven Raia and husband, A. C. Raia, as shown by deed recorded in Deed Book 290, at Page 678, Office of Judge of Probate of Shelby County, Alabama.
EXCEPT road right-of-way.

ALSO, LESS AND EXCEPT parcel conveyed to Billy Donald Beavers and wife, Mildred F. Beavers, recorded in Deed Book 322, Page 563, in the Probate Office of Shelby County, Alabama and dated October 2, 1979. ALSO, LESS AND EXCEPT that certain piece of property as described in deed dated July 5, 1978, recorded in Deed Book 313, Page 388 in said Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 30th
day of November, 19 94.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Lillie Mae Nivens
Lillie Mae Nivens

Inst # 1995-01993

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Lillie Mae Nivens, unmarried
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 30th day of

November
Conwill

D., 19 94.

Notary Public.