

SEND TAX NOTICE TO:

(Name) Mary W. Niven and James W. Niven  
P.O. Box 572  
 (Address) Columbiana, AL 35051

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 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 TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mamie Stone, a widow; Jane C. Grizzle, a married woman; and Coy Irene Kendrick,  
a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Mary W. Niven and husband, James W. 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:

Commence at the Southwest corner of Section 25, Township 21 South, Range 1 West, and run Northerly along the West boundary line of said Section 25 a distance of 432.86 feet to a point; thence turn an angle of 90 degrees 12 minutes 13 seconds to the right and run Easterly a distance of 54.40 feet to the point of beginning on the Easternmost right of way line of County Highway No. 47; thence continue along the same line of direction a distance of 150.86 feet to a point; thence turn an angle of 61 degrees 37 minutes 07 seconds to the right and run Southeasterly a distance of 275.10 feet to a point; thence turn an angle of 96 degrees 01 minutes 18 seconds to the right and run Southwesterly a distance of 170.8 feet to a point on the Easternmost right of way line of County Highway No. 47; thence turn an angle of 88 degrees 19 minutes to the right and run Northwesterly along said right of way line a distance of 154.90 feet to a point; thence turn an angle of 3 degrees 57 minutes to the right and continue Northwesterly along said right of way line a distance of 176.29 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1995 and subsequent years. 1995 ad valorem taxes are a lien but not due and payable until October 1, 1995.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 147, Page 401, in Probate Office.
3. Right of way to Shelby County as recorded in Deed Book 146, Page 8, in Probate Office.

The hereinabove described property constitutes no part of the homestead of Jane C. Grizzle and Coy Irene Kendrick and their respective spouses.

The Grantors constitute the widow and sole heirs and next of kin of Caughey C. Stone who died April 29, 1993.

02/23/1995-04837  
 03:47 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE

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 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, we have hereunto set OUR hand(s) and seal(s), this 23rd

day of February, 19 95.

WITNESS:

\_\_\_\_\_  
 (Seal)

\_\_\_\_\_  
 (Seal)

\_\_\_\_\_  
 (Seal)

Mamie Stone (Seal)  
 Mamie Stone

Jane C. Grizzle (Seal)  
 Jane C. Grizzle

Coy Irene Kendrick (Seal)  
 Coy Irene Kendrick

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mamie Stone, a widow; Jane C. Grizzle, a married woman; & Coy Irene Kendrick, a married woman whose names 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 23rd day of February, A.D. 19 95

James W. Fowler Jr.

Notary Public.

Inst # 1995-04837