

SEND TAX NOTICE TO:

(Name) S. EARL NIVEN, JR.

(Address) P.O. BOX 121
CHelsea, AL. 35043

This instrument was prepared by

(Name) S Earl Niven

(Address) Chelsea, AL

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three thousand dollars (\$3,000.00) DOLLARS

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

Samuel Earl Niven, Sr. and June C. Niven

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

Samuel Earl Niven, Jr. and Gay C. 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:

Begin at the SE corner of the SE1/4 of the SE1/4 of Section 4, Township 20 South, Range 1 West and run thence North along the East line of said 1/4 1/4 Section a distance of 630 feet; thence run West, parallel with the South line of said 1/4 1/4 Section, a distance of 210 feet to the point of beginning; thence run South, parallel with the East line of said 1/4 1/4 Section, a distance of 210 feet; thence run West, parallel with the South line of said 1/4 1/4 Section, a distance of 210 feet; thence run North, parallel with the East line of said 1/4 1/4 Section, a distance of 210 feet; thence run East, parallel with the South line of said 1/4 1/4 Section a distance of 210 feet to the point of beginning.

Subject to easements and rights of way record, and subject to easement of existing road connecting Shelby County 335 with property to the West of the above described parcel known as the "John Wilson property".

Also, conveyed hereby is an easement to provide ingress and egress to and from the above described property, over and along said existing roadway extending from the above described property to Shelby County Highway 335.

11/22/1995-33624
11:26 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

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 26th

day of October, 1995.

WITNESS:

(Seal)

(Seal)

(Seal)

Samuel Earl Niven, Sr. (Seal)
June C. Niven (Seal)
June C. Niven (Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel Earl Niven, Sr. and June C. Niven 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 26th day of October, A.D. 1995

Samuel J. Richardson
Notary Public
my commission expires 6-27-97

Net # 1995-33624

11/22/1995-33624
11:26 AM CERTIFIED

JUDGE OF PROBATE