

**Important: Read Instructions on Back Before Filling out Form.**

Inst # 1997-26043'  
08/15/1997-26043  
09:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 24.75

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

For consideration of Three Hundred Fifty and no/100- - - - - DOLLARS

James R. Niven and Barbara Marie Niven

James R. Niven and Barbara Marie Niven

Whom of is acknowledged We the said Willis H. Moore and Vonzele Moore

Grant, bargain, sell and convey unto the said James R. Niven and Barbara Marie Niven

With right of survivorship, the following described real estate, situated in

Shelby

(County, Alabama, to-wit:

A part of the SW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>2</sub>, Section 1/, Township 21, Range 1 West described as follows:  
Beginning at the southeast corner of said forty and run north along east line of said  
a distance of 842 feet to point of beginning of tract herein described; thence  
continue north along east line of said forty a distance of 160 feet; thence along the  
with line of Bozeman lot south, 86 degrees 15 minutes west, a distance of 820.2 feet  
to east right of way line of Columblana-Chelsea Highway; thence along the east  
right of way of said highway by 3 lines as follows: south 33 deg. 10 minutes east,  
31.0 feet; thence south, 34 deg. 35 minutes east, 49.7 feet; thence south 36  
deg. 10 minutes east, 55.5 feet to northwest corner of Walter Walton lot; thence  
along the north side of Walter Walton lot north, 86 deg. 15 minutes east, a distance  
of 721.2 feet to point of beginning. Containing 2.82 acres, more or less.

TO HAVE AND TO HOLD unto the said James R. Niven and Barbara Marie Niven

Joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this con-  
veyance, 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant  
and grant, their heirs and assigns, that we are lawfully seized in fee simple of said

... have a good right to sell and convey the same as aforesaid; that **WE** will, and **OUR** ... shall and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever ... of all persons.

*1st*  
day of September, 1957.

WITNESSES:

*Willis H. Moore*  
Willis H. Moore  
*Vonzelle Moore*  
Vonzelle Moore (Seal.)

State of ALABAMA

SHELBY County }

Martha B. Joiner

, a Notary Public in and for said County, in said State,

do hereby certify that **Willis H. Moore and wife, Vonzelle Moore** whose name **S ARE** signed to the foregoing conveyance, and who **ARE** know 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 **20th** day of **September**, 19 **57**

*Martha B. Joiner*  
As Notary Public

STATE OF ALABAMA, SHELBY COUNTY  
I, *Willis H. Moore*, Notary Public, do hereby certify that the within  *deed* was signed in *Shelby County* on the *20th* day of *September*, 19*57* at *1* o'clock *PM*.  
Done this *20th* day of *September*, 19*57*.  
*Willis H. Moore*

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