

SEND TAX NOTICE TO:  
Shelba and Kenneth Nivens  
1451 Road 39  
Chelsea, AL 35043

11/02/1998-43088

12:18 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
USE CH 111.00

STATE OF ALABAMA )

SHELBY COUNTY )

GENERAL WARRANTY DEED

100,000

THIS IS A GENERAL WARRANTY DEED executed and delivered as of the 27 day of October, 1998 by KENNETH NIVENS and wife, SHELBA NIVENS (hereinafter referred to as the "Grantors"), to KENNETH NIVENS and wife, SHELBA NIVENS (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which is acknowledged by the Grantors, the Grantors do by these presents, grant, bargain, sell and convey unto the Grantees, as equal tenants-in-common, without survivorship, the real estate located in Shelby County, Alabama, which is described in Exhibit "A" attached hereto.

TOGETHER WITH all rights, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This conveyance is subject to Ad valorem taxes for tax year 1998, and all succeeding tax years.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns, as equal tenants-in-common, without survivorship, forever.

We do for ourselves and our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, that we will and 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 not excepted herein.

IN WITNESS WHEREOF, the Grantors have executed this General Warranty Deed on this 27 date of October, 1998.

  
Kenneth Nivens

  
Shelba Nivens

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Nivens and Shelba Nivens, 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 27 day of October, 1998.

  
Notary Public

My Commission Expires: 8-14-99

THIS INSTRUMENT PREPARED BY:  
Elizabeth H. Hutchins  
Walston, Wells, Anderson & Bains, LLP  
505 20th Street North, Suite 500  
Birmingham, AL 35203  
(205) 251-9600

MELISSA L. SETGLEY  
NOTARY PUBLIC  
STATE AT LARGE, ALABAMA  
MY COMMISSION EXP. AUGUST 14, 1999

Inst. # 1998-43088

**EXHIBIT "A"**

Begin at the Southwest corner of NW 1/4 of SE 1/4 of Section 4, Township 20, Range 1 West and run thence North along said 1/4 1/4 line for a distance of 518.6 feet; thence turn an angle of 63 deg 28 min. right and run a distance of 208.7 feet; thence turn an angle of 1 deg. 08 min. left and run a distance of 208.7 feet; thence turn an angle of 80 deg. 31 min. right and run a distance of 490 feet; thence turn 81 deg. 00 min. right and run a distance of 380 feet; thence turn an angle of 16 deg. 24 min. right and run a distance of 87.5 feet; thence turn an angle of 29 deg. 48 min. to the right and run a distance of 330 feet to point of beginning. Being a part of NW 1/4 of SE 1/4 of Section 4, Township 20, Range 1 West.

Inst. # 1998-43088

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