

This instrument was prepared by
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Send Tax Notice to: TENA RENAE NIVEN
(Name)

(Address) 231 Shady Hill Drive
Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration--DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

BENNETT W. NIVEN and wife, AGNES M. NIVEN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

TENA RENAE NIVEN

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Commence at the Northeast corner of the SE ¼ of NW ¼, Section 2, Township 24 North, Range 12 East and run in a southerly direction along the East line of said quarter-quarter section a distance of 1250.44 feet to the north right of way line of Highway No. 25; thence turn an angle of 98 degrees 16 minutes to the right along said right of way line for a distance of 210.0 feet to the west side of a public drive; thence turn an angle of 81 degrees 44 minutes to the right for a distance of 840.0 feet to the Northeast corner of Roy Lamar and Frances Ozelle Kirby lot to the point of beginning; thence continue Northerly along said West side of public drive for a distance of 210.0 feet; thence turn an angle of 81 degrees 44 minutes to the left and parallel to the North right of way line of said Highway 25 for a distance of 93.0 feet to a point; thence turn an angle of 98 degrees 16 minutes to the left and parallel to the above said public drive for a distance of 210.0 feet to said Kirby lot North line; thence turn an angle of 81 degrees 44 minutes to the left and run along the North line of said Kirby lot a distance of 93.0 feet to the point of beginning.

SUBJECT TO:

Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. Permits to Alabama Power Company recorded in Deed Book 107, Page 305; Deed Book 141, Page 307; Deed Book 141, Page 504; Deed Book 188, Page 57; Deed Book 231, Page 268; Deed Book 248, Page 856 and Deed Book 248, Page 871 in Probate Office.

**PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON
EVEN DATE HERewith, IN FAVOR OF THE PEOPLES BANK AND TRUST
COMPANY, AND/OR ITS SUCCESSORS AND ASSIGNS IN THE SUM OF \$95,000.00.**

TO HAVE AND TO HOLD. To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th
day of March, 19 99

(Seal)

Bennett W. Niven
BENNETT W. NIVEN

(Seal)

(Seal)

Agnes M. Niven
AGNES M. NIVEN

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County,
in said State, hereby certify that BENNETT W. NIVEN and wife, AGNES M. NIVEN
whose name(s) are signed to the foregoing conveyance, and who are ~~xx~~ 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 15th day of MARCH, 19 99

9/13/2001
My Commission Expires:

[Signature]
Notary Public

03/23/1999-12226
02:04 PM CERTIFIED Inst • 1999-12226
SHELBY COUNTY JUDGE OF PROBATE
9.50