


710181

SEND TAX NOTICE TO:
Samuel Earl Niven, Jr. and Gay Coshatt Niven
253 Lime Creek Lane
Chelsea, Alabama 35043

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20071214000565110 1/1 \$281.00
Shelby Cnty Judge of Probate, AL
12/14/2007 01:50:32PM FILED/CERT

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Jefferson

That in consideration of **Two Hundred Sixty Nine Thousand Nine Hundred and No/100 Dollars (\$269,900.00)**

To the undersigned grantor, **Earl Niven Enterprises, Inc.** A corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Samuel Earl Niven, Jr. and wife, Gay Coshatt Niven** (herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, towit:

LOT 72, ACCORDING TO THE FINAL PLAT LIME CREEK AT CHELSEA PRESERVE SECTOR 2, AS RECORDED IN MAP BOOK 34, PAGE 51, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 34, Page 51.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with the said **GRANTEEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this December 6, 2007.

Earl Niven Enterprises, Inc.

By: 
Samuel Earl Niven, Jr., President

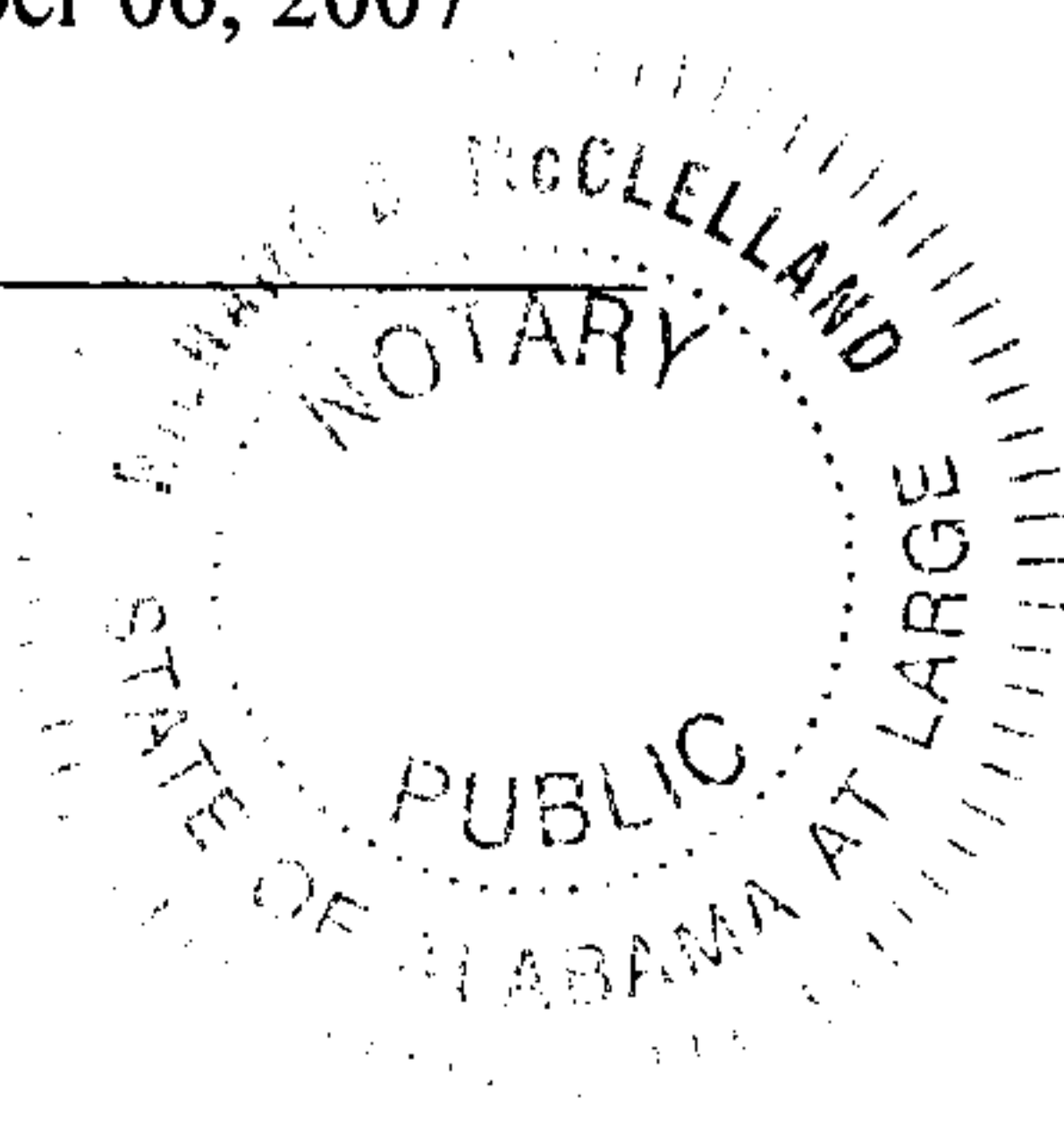
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Samuel Earl Niven, Jr.** whose name as **President**, of **Earl Niven Enterprises, Inc.**, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this December 06, 2007


Notary Public.

(Seal) **Richard B. McClelland**
Notary Public - Commission Expires: 10-19-2010



CORPORATION FORM WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
Closers' Choice

Shelby County, AL 12/14/2007
State of Alabama
Deed Tax: \$270.00