

This instrument was prepared by

(Name) H. L. Sargent

(Address) 504 Overhill Drive Alabaster, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

3350

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY Equity of \$4,000.00 and Assume Mortgage of \$19,857.85 For Total Of Twenty-Three Thousand Eight Hundred Fifty Seven & 85/100 DOLLARS \$23,857.85

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Henry Leroy Sargent and Wife Claire D. Sargent

(herein referred to as grantors) do grant, bargain, sell and convey unto Willard C. Payne and Wife Eunice L. Payne

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2 in Block 5 Oak Mountain Estates, Second Sector, according to map as recorded in Map Book 5 Page 76 in Probate Office of Shelby County, Alabama.

Grantees Agree To Assume and Pay Mortgage of Approximately \$19,857.85 to Birmingham Federal at Monthly Notes of \$162.56 Which Includes Taxes and Insurance, After Paying Grantors An Equity of \$4,000.00, Bringing Total Consideration To The Amount Shown Above (\$23,857.85)

Barcode and recording information: 19730223000008740 1/1 \$.00 Shelby Cnty Judge of Probate, AL 02/23/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO. I HEREBY CERTIFY THIS INSTRUMENT WAS FILED 1977 FEB 22 PM 1:54 U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE

Subject To Rights and Restrictions of Record

BOOK 278 PAGE 794

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, have hereunto set hand(s) and seal(s), this day of, 19

Willard C. Payne (BUYER) (Seal) Eunice L. Payne (Buyer) (Seal)

Henry Leroy Sargent (SELLER) (Seal) Claire D. Sargent (seller) (Seal)

STATE OF ALABAMA COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry L. and Claire D. Sargent whose name are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, A. D. 1973. Loring J. McMillan Notary Public.