

This instrument was prepared by

(Name) Marvin Cherner, Attorney at Law 8822

(Address) 516 Brown-Marx Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

*See Mtg 334-143*

That in consideration of Forty Thousand and 00/100 (\$40,000.00) ----- DOLLARS and the execution of a purchase money mortgage in the amount of \$77,500.00 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

HOWARD V. PAYTON, JR. and wife, BILLIE W. PAYTON

(herein referred to as grantors) do grant, bargain, sell and convey unto

KENNETH A. BEIL and wife, BEVERLY R. BEIL

(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 ~~XXXX~~, consisting of forty (40) acres more or less, to-wit:

The SW 1/4 of the SE 1/4, Section 19, Township 19, Range 2 East. Also an easement 70.0 feet in width, 35.0 feet on each side of a center line described as: Commence at the NW corner of Section 30, Township 19, Range 2 East and run thence East along the North line of said Section 30 a distance of 1601.90 feet to the West R.O.W. line of U. S. Highway 280; thence turn an angle of 83 deg. 12' to the right and run along said R.O.W. a distance of 197.40 feet; thence turn angle of 2 deg. 58' to the left and run a distance of 337.10 feet to a point on said R.O.W. line; thence turn angle of 47 deg. 31' to left and run a distance of 193.48 feet to point on East R.O.W. of said Highway and the point of beginning; thence turn angle of 48 deg. 02' to the left and run a distance of 75.32 feet; thence turn angle of 11 deg. 26' to the left and run a distance of 399.13 feet; thence turn angle of 53 deg. 28' to the left and run a distance of 404.13 feet; thence turn an angle of 80 deg. 13' to right and run a distance of 340.14 feet to a point on East line of NE 1/4 of NW 1/4 of said Section 30; which point is 35.00 feet South from the NE corner and the point of ending. Also an easement 70.00 feet in width (35.00 feet on each side of a centerline) described as commence at the NW corner of the NW 1/4 of NE 1/4 of said Section 30, Township 19, Range 2 East; thence run South a distance of 35.00 feet; to the point of beginning; thence turn an angle 148 deg. 30' to left and run a distance of 66.99 feet to the point of ending, which point is 57.11 feet East of the NW corner of the NW 1/4 of NE 1/4 of said Section 30.

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, we have hereunto set OUR hand(s) and seal(s), this 14<sup>th</sup>

day of September, 19 73

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STATE OF ALABAMA  
SHELBY COUNTY  
J. CURTIS  
INSTRUMENT WAS FILED  
1973 SEP 19 PM 4:45  
U.C.C. FILE NUMBER  
REC. BK. & PAGE AS SHOWN  
Curtis  
JUDGE OF PROBATE

Howard V. Payton, Jr. (Seal)  
HOWARD V. PAYTON, JR.  
Billie W. Payton (Seal)  
BILLIE W. PAYTON (Seal)

19730920000053120 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/20/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that HOWARD V. PAYTON, JR. and wife, BILLIE W. PAYTON

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 14<sup>th</sup> day of September, A. D., 19 73.

Marvin Cherner  
Notary Public.