

5948

This instrument was prepared by Eason Mitchell, P. O. Box 550,  
Calera, Alabama 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY



19760408000031420 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
04/08/1976 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Thousand and no/100 Dollars and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we Charles R. Payne and wife, Carolyn R. Payne herein referred to as grantors, grant, bargain, sell and convey unto Wayne Preston Blackerby and wife, Mary E. Blackerby, 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:

Commence at the SE Corner of the SE 1/4 of SE 1/4 of Sec. 34, Tsp. 20 Range 3W. and run thence South 88 deg. 47 Min. West 320 feet to the point of beginning, said point being the Southwest corner of Linder and Dorothy Henry lot; run thence North along the West line of said Linder and Dorothy Henry lot 125 feet; thence West and parallel with the South line of said 40 acres 178 feet; thence South and parallel with the East line of said 40 acres 125 feet to the South line of said 40 acres; thence East along the South line of said 40 acres 166 feet to the point of beginning of the lot herein conveyed; together with right of ingress and egress to the grantee herein, their successors and assigns forever over a certain road heretofore laid out and being sometimes known as Allen Street which street borders a portion of the North line of above described lot. Mineral and mining rights excepted.

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 we do, for ourselves and for our heirs, executors and administrators covenant with 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

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stated 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.

IN WITNESS WHEREOF, we have hereunto set out hands and seals this 8th day of April, 1976.

Charles R. Payne (SEAL)

Carolyn R. Payne (SEAL)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Joan S. McMillan, a Notary Public in and for said County in said State, hereby certify that Charles R. Payne and wife, Carolyn R. Payne, 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 8th day of April, 1976.

Joan S. McMillan  
Notary Public

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STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
1976 APR -8 PM 11:33  
INSTRUMENT WAS FILED  
McMillan J.S.  
CONFIRMED