

(Name) Robert O. Driggers, Attorney 6237

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Two Thousand and No/100-----Dollars

to the undersigned grantor, MARTIN & SONS, 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

LARRY C. PAYNE and MARY L. PAYNE

(herein referred to as GRANTEEES) 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 14, Block 2, according to Survey of Wooddale, Third Sector,
as recorded in Map Book 5, Page 133, in the Probate Office of
Shelby County, Alabama.

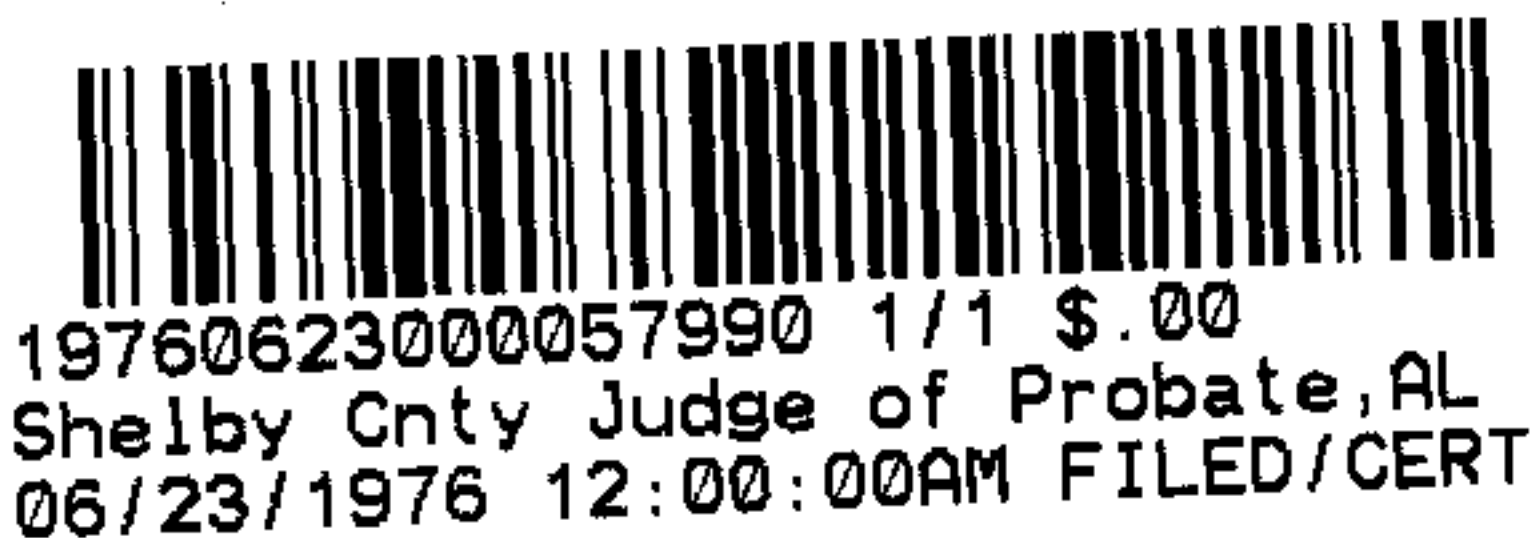
This conveyance is subject to the following:

1. Taxes for the year 1976 and thereafter.
2. Restrictive covenants and conditions in Misc. Book 7, Page 401.
3. 35 foot building set back line from Tescumseh Lane.
4. Utility easement across South and East sides of said lot as
shown by recorded map of said subdivision.

5. Permit to Alabama Power Company and Southern Bell Telephone and
Telegraph Company as recorded in Deed Book 281, Page 262; and Permit to
Alabama Power Company as recorded in Deed Book 179, Page 380, in the
Probate Office of Shelby County, Alabama.

6. Agreement relating to water system as recorded in Deed Book 229,
Page 109 and 112 in Probate Office of Shelby County, Alabama.

\$46,800.00 of the consideration recited above was paid from the proceeds
of a mortgage loan closed simultaneously herewith.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN 23 AM 8:53
Deed Book 281 Page 550
Conceded
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances.

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, LENORD L. MARTIN
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of June 19 76.

ATTEST:

MARTIN & SONS, INC.

By Lenord L. Martin
LENORD L. MARTIN, Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Lenord L. Martin
whose name as President of Martin & Sons, 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 the 18th day of June 19 76.

Robert O. Driggers
Notary Public
My Commission Expires May 8, 1978