

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

10064

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

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Four Hundred and No/100 (\$10,400.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged. we.
Freeman S. Payne and wife, Thelma S. Payne

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

James A. Weatherspoon and wife, Peggy Weatherspoon

(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 SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 1 East, and run East along the South line of said forty acres a distance of 120.0 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.0 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.0 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.0 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 90.0 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
06/22/1977 12:00:00AM FILED/CERT

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 22d day of May, 1977

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1977 JUN 22 AM 9:15

(Seal)

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE (Seal)

Fee 1.50

Index 1.00

Deed 10.50

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Freeman S. Payne and wife, Thelma S. 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 22d day of May, A. D. 1977

1653 So. 28th Ave.

B-ham 35209

Mary D. Thompson
Notary Public