

This instrument was prepared by

7707

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-15-Rev. 1-68

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 TWENTY-ONE THOUSAND, FIVE HUNDRED & NO/100 (\$21,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert N. Payton and wife, Doris B. Payton

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

Jerry W. Watkins and wife, Bonnie B. Watkins

(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 4 in Block 52, according to Map of South Calera, Alabama, as recorded in Map Book 3, page 40, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. Subject to utility easements and road rights of way of record.

BOOK 310 PAGE 482

19780215000018790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/15/1978 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 15th day of February, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 FEB 15 AM 11:39
(Seal)

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY COUNTY
(Seal)

Robert N. Payton (Seal)
Doris B. Payton (Seal)
(Seal)

Deed 21.50
Rec. 1.50
Ind. 1.00
24.00 General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State,

do hereby certify that Robert N. Payton and Doris B. 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 15th day of February, A. D., 1978.

Lance Brasher
ry Public.