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Cahaba Title, Inc.
Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124
Telephone 988-5600

AGENT FOR
ST PAUL TITLE

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

259

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Five Hundred and no/100 (\$1,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Agnes Payne, a widow; Betty Harless and husband, J. B. Harless; Frank Payne, Jr., an unmarried man; Wayne Payne and wife, Alice Payne; and James Payne and wife, Glenda Payne (herein referred to as grantors) do grant, bargain, sell and convey unto

Keith Harless and wife, Karen Harless

(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:

For legal description see Exhibit "A" attached hereto and incorporated herein.

Subject to easements and restrictions of record.

Betty Harless, Frank Payne, Jr., Wayne Payne and James Payne are the children and sole heirs-at-law of Frank Payne, the husband of Agnes Payne, who died September 28, 1981.

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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 4th day of May, 1982.

WITNESSES:

Agnes Payne (Seal)
AGNES PAYNE
Betty Harless (Seal)
BETTY HARLESS
J. B. Harless (Seal)
J. B. HARLESS

STATE OF ALABAMA
SHELBY COUNTY

Frank Payne Jr. (Seal)
FRANK PAYNE, JR.
Wayne Payne (Seal)
WAYNE PAYNE
Alice Payne (Seal)
ALICE PAYNE
James Payne (Seal)
JAMES PAYNE
Glenda Payne (Seal)
GLENDA PAYNE
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Agnes Payne, a widow; Betty Harless & husband, J.B. Harless; Frank Payne, Jr., an unmarried man; Wayne Payne & wife, Alice Payne; James Payne & wife, Glenda 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 4th day of May

EXHIBIT "A"

Commence at the Northwest Corner of the Northwest quarter of the Northeast quarter of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama; thence run East along the North line thereof a distance of 686.70 feet; thence 88 degrees, 56 minutes, 10 seconds right and run in a Southerly direction a distance of 829.51 feet to the Point of Beginning; thence continue on same course 208.74 feet; thence right 90 degrees, 54 minutes, 45 seconds and run in a Westerly direction 208.74 feet; thence right 89 degrees, 05 minutes, 15 seconds and run in a Northerly direction 208.74 feet; thence right 90 degrees, 54 minutes, 45 seconds and run in an Easterly direction 208.74 feet to the Point of Beginning. Parcel contains 1 Acre.

Also included is an easement for ingress and egress 20' along either side of a line starting at a point on the North line of the property herein described, 10' East of the Northwest corner of said property and extending in a Northerly direction a distance of 149' more or less to County Road No. 26.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 MAY -7 PM 12:47

Thomas A. Spivey, Jr.
JUDGE OF PROBATE

Deed 1.50

Rec. 6.00

Ind. 1.00

8.50