

Frank [redacted] num  
2100-16th Avenue, South  
Birmingham, Alabama 35205

R. Riley Kicklighter [redacted]  
3620 Robin Circle  
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

1906

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THREE THOUSAND & 00/100 (\$103,000.00) to the undersigned grantors Robert F. Payne and wife, Carol D. Payne in hand paid by R. Riley Kicklighter and wife, Mitzi E. Kicklighter, the receipt whereof is acknowledged, we, Robert F. Payne and wife, Carol D. Payne (herein referred to as Grantors) grant, bargain, sell and convey unto R. Riley Kicklighter and wife, Mitzi E. Kicklighter (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

Lot 51, according to the Survey of Sunny Meadows 3rd Sector, as recorded in Map Book 9, Page 91 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

\$92,700.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and by 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.

"Cooley"

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16th day of September, 1987.

Robert F. Payne  
Robert F. Payne  
Carol D. Payne  
Carol D. Payne

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Robert F. Payne and wife, Carol D. Payne whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 16th day of September, 1987.

Frank K. Bynum  
Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1988

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

1987 SEP 24 PM 1:52

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 10.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	16.50

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RETURN TO:  
Morley, Moncus, Bynum & DeBuys, Attorneys  
2100 South 16th Avenue  
Birmingham, Alabama 35205