

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mrs. Hettie May Payne
3374 North Wildewood Drive
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

THE ESTATE OF GRADY C. PAYNE, SR., by WILLARD C. PAYNE, Executor, HETTIE MAE PAYNE, an unmarried woman, PAMYL A ANN PAYNE EASON, a married woman, WILLARD C. PAYNE, a married man, GRADY C. PAYNE, JR., a married man, AND PATRICIA PAYNE OGLES, a married woman, constituting all the legal heirs at law of Grady C. Payne, Sr., deceased

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

HETTIE MAE PAYNE, an unmarried woman and
VIRGINIA ANN JOHNSTON, a married woman

(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 31, according to the survey of Wildewood Village, Third Addition, as recorded in Map Book 8 page 145, and amended in Map Book 8 page 182, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 20 feet reserved from North Wildewood Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on the South side.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 55 page 117 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company as shown by instrument recorded in Deed Book 355 page 257 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 54 page 172 and covenants pertaining thereto, as recorded in Misc. Book 54 page 171 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 73 page 391 and Deed Book 255 page 188 in Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the following Grantors: Pamyla Ann Payne Eason, Willard C. Payne, Grady C. Payne, Jr., and Patricia Payne Ogles.

\$14,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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 stated above; that I (we) have a good right to sell

BOOK 153 PAGE 267

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, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of September, 1987.

THE ESTATE OF GRADY C. PAYNE, SR.

By: Willard C. Payne EXECUTOR
Willard C. Payne, Executor

Hettie Mae Payne (SEAL)
Hettie Mae Payne

Pamyla Ann Payne Eason (SEAL)
Pamyla Ann Payne Eason

Willard C. Payne (SEAL)
Willard C. Payne

Grady C. Payne, Jr. (SEAL)
Grady C. Payne, Jr.

Patricia Payne Ogles (SEAL)
Patricia Payne Ogles

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hettie Mae Payne, an unmarried woman, Pamyla Ann Payne Eason, a married woman, Willard C. Payne, a married man, Grady C. Payne, a married man, and Patricia Payne Ogles, a married woman, 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 30th day of September, 1987.

(NOTARIAL SEAL)

Donald E. Spade
Notary Public

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willard C. Payne whose name as Executor of the Estate of Grady C. Payne, Sr., deceased, 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 Executor and with full authority, executed the same voluntarily for and as the act of said estate, on the day the same bears date.

Given under my hand and official seal this 30th day of September, 1987.

(NOTARIAL SEAL)

Donald E. Spade
Notary Public

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

1987 SEP 30 AM 11:47

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

- 1. Deed Tax \$ 66.00
- 2. Mtg. Tax _____
- 3. Recording Fee 5.00
- 4. Indexing Fee 5.00
- TOTAL 76.00

BOOK 153 PAGE 268