

SEND TAX NOTICE TO:

(Name) John S. Payne
P.O. Box 352
(Address) Shelby, AL 35143

This instrument was prepared by

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

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and Love and Affection DOLLARS

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

James Fletcher Payne and wife, Mildred S. Payne

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

John S. Payne and James Rory Payne

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

East 1/4 of the NE 1/4 of the SE 1/4 of Section 16, Township 21 South, Range 2 West; the East 1/4 of the SE 1/4 of the SE 1/4 of Section 16, Township 21 South, Range 2 West and the East 1/4 of the NE 1/4 of the NE 1/4 of Section 21, Township 21 South, Range 2 West.

1	Deed Tax	.50
2		
3		2.50
4		3.75
5		
6		1.00
7		
Total		7.00

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 to this 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 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 6

day of May, 19 91

WITNESS:

STATE OF ALA. SHELBY

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

91 MAY -6 PM 12:36

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

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

hereby certify that James Fletcher Payne and wife, Mildred S. Payne

whose name 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 6th day of May, A. D., 19 91

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