

The State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

BOOK 171 PAGE 535

That in consideration of ONE THOUSAND AND NO/100-----(\$1,000.00)----- DOLLARS
and other good and valuable considerations
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknow-

ledged we, FRANCIS THOMAS PAYNE and wife, BILLY PAYNE (WM. A. ROBERTS PAYNE)

(herein referred to as grantors) do grant, bargain, sell and convey unto BRAXTON F. TAYLOR & MARY B. TAYLOR

(herein referred to as GRANTEES) as joint tenants with the right of survivorship the following described real estate situated in SHELBY County, Alabama, to-wit:

All of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 19, Range 1 West, lying East of the right of way of the Florida Short Route Highway, except 5 acres described as follows: Beginning at the NW corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence run East along the North line of said forty acres 660 feet thence South 330 feet; thence West 660 feet to the West line of said forty acres; thence North 330 feet to the beginning, situated in Shelby County, Alabama. Subject to right of way deed to Shelby County, Alabama, and to transmission line permits to Alabama Power Company, as recorded in the Office of the Probate Judge of Shelby County, Alabama.

Said property conveyed subject to mortgage originally in favor of Collateral Investment Company dated February 9, 1951, and recorded in mortgage book 216, page 501, Shelby County, Alabama, with approximate balance of \$10,500.00, which the Grantees herein assume and agree to pay.

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 grantee 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 they are free from all encumbrances: Except 1955 taxes and above

that we have a good right to sell and convey the same as aforesaid; that we will and 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 that we will, at any time hereafter, at the expense and request of the said grantees, their heirs and assigns, make all such further assurances, without covenants, for the more effectual conveying of the said premises, with the appurtenances, as may be reasonably required.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 28TH day of February, 19 55.

WITNESS:

Francis Thomas Payne
Francis Thomas Payne
Billy Payne (Wm. A. Roberts Payne)

The State of ALABAMA

JEFFERSON

COUNTY

I, The Undersigned James T. Johnson Jr., a Notary Public in and for said County, in said State, hereby certify that Francis Thomas Payne and wife, Billy Payne (Wm. A. Roberts 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 28TH day of February, 19 55.

Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 28 day of Feb, 1955, at 4 o'clock P.M. and recorded in Record 171 Page 535, and the Mortgage Tax of Deed Tax of 1.00 has been paid.

L.C. Walker Judge of Probate
Notary Public