

2026

Rec'd by 237  
Jan 18 1955

BOOK 171 PAGE 535

The State of Alabama  
SHELBY COUNTY

Know All Men By These Presents,

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 here-  
in 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 as-  
signs 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 28<sup>th</sup>  
day of February 1955.

WITNESS:

*Francis Thomas Payne*  
Francis Thomas Payne  
*Billy Payne (Wm. A. Roberts 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 be-  
fore 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 28<sup>th</sup> day of February 1955.

*James T. Johnson Jr.*  
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<sup>th</sup> day of *Feb*, 1955, at 4 o'clock P.M.  
and recorded in *Deed 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