

State of Alabama

SHELBY

County

4436

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand five hundred and no/100(\$6500.00)-----DOLLARS

to the undersigned grantor Mildred E. Albright

in hand paid by Freeman Stapp Payne and Wife, Thelma Stone Payne

the receipt whereof is acknowledged I the said Mildred E. Albright

do grant, bargain, sell and convey unto the said Freeman Stapp Payne and Wife,
Thelma Stone Payne.

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Begin at a small concrete culvert on the east side of the Columbiana-Chelsea paved road in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 20, Range 1 West and run south along said paved road 210 feet; thence east 420 feet; thence north 210 feet; thence west 420 feet, more or less, to the east line of the said Columbian-Chelsea paved road to the point of beginning, being situated in NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 20, Range 1 West, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Freeman Stapp Payne and Wife, Thelma Stone Payne.

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal,

this 18 day of July, 1960

WITNESSES:

Mildred E. Albright (Seal.)
(Mildred E. Albright)

My Commission Expires March 25, 1962

State of ALABAMA

JEFFERSON COUNTY

I, a Notary Public in and for said County, in said State,
hereby certify that Mildred E. Albright
whose name 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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this

18

day of

July 1960

My Commission Expires March 25, 1962 Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed
for record in this office on the 23 day of July 1960 at 10:00 M. o'clock AM
recorded in Book 210 at page 620 on the 26 day of July 1960.
Mortgage Tax _____ Deed Tax 6.50 has been paid.

Conrad M. Fowler
Judge of Probate