

STATE OF ALABAMA

SHELBY County

Know All Men By These Presents,

That in consideration of Fifteen Hundred and No/100 DOLLARS and other valuable consideration

to the undersigned grantors Ruth Dunlap Davis and husband, Lee M. Davis

in hand paid by L. C. Payne and wife, Maggie L. Payne

the receipt whereof is acknowledged WE the said Ruth Dunlap Davis and husband, Lee M. Davis

do grant, bargain, sell and convey unto the said L. C. Payne and wife, Maggie L. Payne

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

Shelby County, Alabama, to-wit:

Lot Three (3) and the Southern Half (S $\frac{1}{2}$) of Lot 4 (4), in Block Two (2) in Nickerson and Scott Survey, Alabaster, Alabama, being in Section 35, Township 20, Range 3 West, in Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said L. C. Payne and wife, Maggie L. 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 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;

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.

In Witness Whereof, WE have hereunto set OUR hands and seals this 19th day of March, 1960



Ruth Dunlap Davis (Seal)
Lee M. Davis (Seal)

State of ALABAMA

SHELBY County

I, A. H. Albright, a Notary Public in and for said County, in said State,

hereby certify that Ruth Dunlap Davis and husband, Lee M. Davis

whose names ARE signed to the foregoing conveyance, and who ARE know 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 19th day of March

A. H. Albright As Notary Public

STATE OF ALABAMA, SHELBY COUNTY
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 18 day of May 1960 at 4:00 P.M. and recorded in Book 210 at page 16 on the 16 day of May 1960. Mortgage Tax _____ Deed Tax 1.32 has been paid.
Conrad M. Fowler
Judge of Probate

ALABAMA COUNTY
Judge of Probate
Fowler
Private Tax
not as required