

State of Alabama

JEFFERSON

County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Ten and 00/100-----Dollars  
and other good and valuable consideration  
to the undersigned grantor, Viva Chumbler Broker, Inc.

a corporation, in hand paid by Algie Payne, and wife, Betty Sue Payne  
the receipt whereof is acknowledged, the said Viva Chumbler Broker, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

Algie Payne, and wife, Betty Sue Payne

as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 18, Township 20 South  
Range 2 West, Shelby County, Alabama, said part being more  
particularly described as follows:

Beginning at the northeast corner of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , run  
south along the east line thereof for 77.3 feet to the center of  
a public road, thence westerly along the meanderings of said  
road as follows: from the east line of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$  turn  
right 82° 58' for 82.2 feet, thence right 4° 07' for 117.78 feet,  
thence left 30° 37' for 135.73 feet, thence right 22° 27' for  
214.7 feet, thence right 19° 10' for 169.8 feet, thence right  
42° 21' for 140.66 feet, thence left 23° 42' for 43.85 feet, being  
the last course along said public road; thence right 56° 12' for  
19.1 feet, more or less, to the north line of said SE $\frac{1}{4}$  of  
SW $\frac{1}{4}$ , thence east along said north line to the point of beginning,  
containing 2.4 acres, more or less.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD said property unto the said Algie Payne and wife, Betty Sue 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 said Viva Chumbler Broker, Inc. does for itself, its successors  
and assigns, covenant with said Algie Payne and wife, Betty Sue Payne, their  
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, except 1961 taxes  
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and  
assigns shall, warrant and defend the same to the said

Algie Payne and wife, Betty Sue Payne, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

VIVA CHUMBLER BROKER, INC.

has hereunto set its

signature by Viva Chumbler

its

President,

who is duly authorized, on this 31 day of February, 1961

VIVA CHUMBLER BROKER, INC.

ATTEST:

Secretary.

By

*Viva Chumbler*  
Vice-President.



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TO

213 233 38 - Helena

CORPORATION  
**WARRANTY DEED**  
WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }  
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby  
certify that the within Deed was  
filed in this office for record the 16 day  
of Feb at 10 o'clock P. M.  
and recorded in Book 213  
page 625 and examined as  
and the Mortgage Tax of \$ 1.45  
Deed Tax of \$ 50 has been paid.

Fee \$ 1.45 Judge of Probate 1.95

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

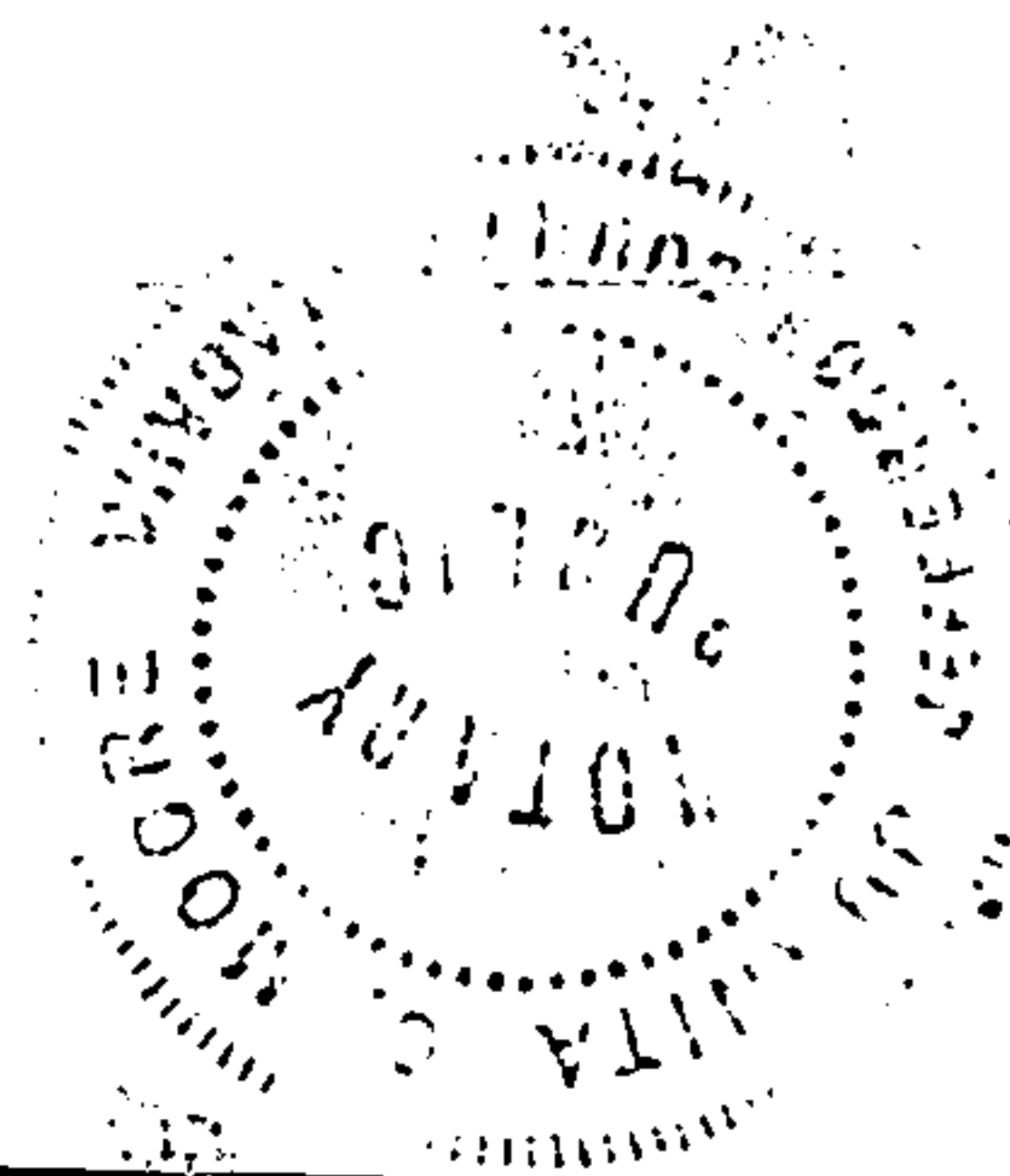
JEFFERSON

County

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said  
county in said state, hereby certify that Viva Chumbler  
whose name as President of the Viva Chumbler Broker, Inc.  
a corporation, 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, he, as such officer and with full authority,  
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21 day of February, 1961.

Sumita C. Moore  
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 16 day of Feb 1961 at 10 M. o'clock and  
recorded in Book 213 at page 625 on the 16 day of Feb 1961.  
Mortgage Tax \_\_\_\_\_ Deed Tax 50 has been paid.

Conrad M. Fowler  
Judge of Probate

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