

State of Alabama

Shelby County

Know All Men By These Presents.

That in consideration of Seven hundred fifty and no/100 (\$750.00) DOLLARS

to the undersigned grantor J.F. Payne and wife Mildred Seale Payne

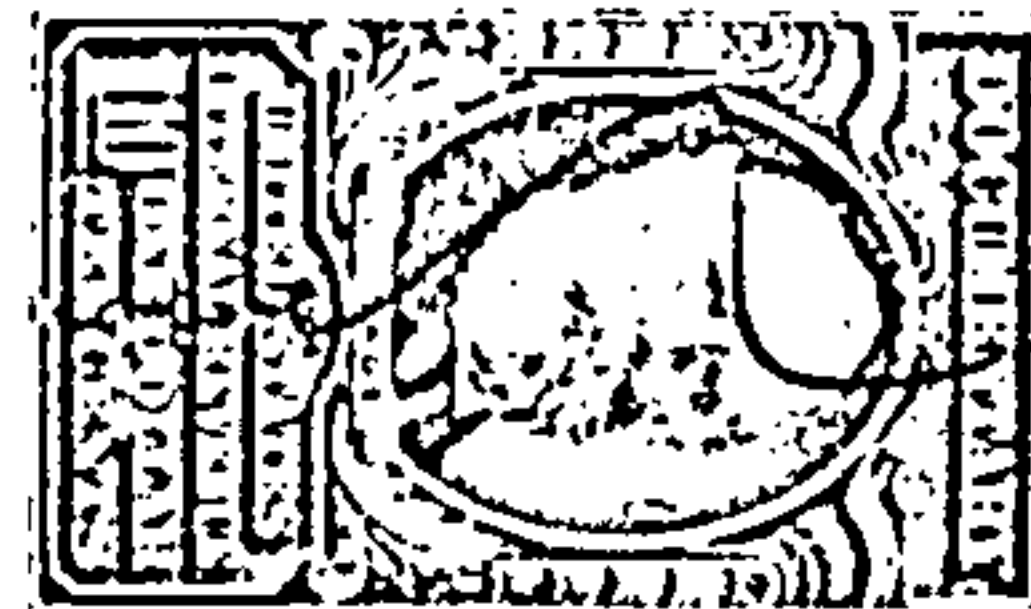
in hand paid by Venard M. Vanderslice and wife Katherine Vanderslice

the receipt whereof is acknowledged we the said J.F. Payne and wife Mildred Seale Payne

do<sup>se</sup> grant, bargain, sell and convey unto the said Venard M. Vanderslice and wife Katherine Vanderslice

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

Shelby County, Alabama, to-wit:  
 Beginning at a point N. 38 deg. 15 min. East 954.0' Of the Northwest corner of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 12, Township 21 South, Range 3 West, and running S. 1 deg. 30 min. East 966.0' to East boundry of Birmingham - Montgomery Highway (U.S.# 31 ); thence S 67 deg. 10 min. East along East boundry of said highway 286.0'; thence N. 4 deg. 30 min. West 1092.0'; thence S. 38 deg. 15 min. West 224.0' to point of beginning, and being 5.95 acres, more or less, situated in the Southeast Quarter of Section Twelve, Township Twenty-one, South, Range Three, West, in Shelby County, Alabama.



TO HAVE AND TO HOLD Unto the said Venard M. Vanderslice and wife Katherine Vanderslice

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 our self and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances;

heirs, executors and administrators, covenant we lawfully seized in fee simple of said

that we have a good right to sell and convey the same as aforesaid; that we will, and

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 hand 's and seal, 's

this day of September 1961

WITNESSES:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

James F. Payne (Seal.)  
 Mildred Seale Payne (Seal.)  
 \_\_\_\_\_ (Seal.)  
 \_\_\_\_\_ (Seal.)

Agnew, Ala.

FORM 207-A

J.F. Payne and wife

Mildred Seale Payne

TO

Vernard M. Vanderslice and

Wife Katherine Vanderslice

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 1961

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of

SHELBY

COUNTY

I, L.G. Nunnally, a Notary Public in and for said County, in said State, hereby certify that J.F. Payne and wife Mildred Seale Payne whose name 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, have executed the same voluntarily on the day the same bears date.

Seal Given under my hand and official seal this 11 day of October 1961

My Commission expires 1/14/63

L.G. Nunnally As Notary Public

State of

SHELBY

COUNTY

I, L.G. Nunnally, a Notary Public in and for said County, in said State, do hereby certify that on the day of September 1961, came before me the within named Mildred Seale Payne known to me to be the wife of the within named J.F. Payne who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 11 day of October 1961

Seal My Commission expires 1/14/63

L.G. Nunnally As Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 12-11-61  
RECORDED & \$ MTG. TAX  
& \$ DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad C. Fowler  
JUDGE OF PROBATE

81C 218 812 BOOK