

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of One Hundred and No/100----- DOLLARS and the assumption of that certain mortgage to Modern Homes Construction Company to the undersigned grantor s Algie Payne and wife, Betty Sue Payne

In hand paid by Lewis Dunaway and wife, Syble Dunaway

the receipt whereof is acknowledged WE the said Algie Payne and wife, Betty Sue Payne do grant, bargain, sell and convey unto the said Lewis Dunaway and wife, Syble Dunaway 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, more particularly described as follows: Commencing at the Northeast corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and 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 80 degrees 58 minutes for 82.2 feet; thence turn right 4 degrees 07 minutes for 117.78 feet; thence left 30 degrees 37 minutes for 135.73 feet; thence right 22 degrees 27 minutes 214.70 feet to point of beginning of land herein conveyed; Thence turn right 19 degrees 10 minutes for 159.8 feet; thence right 42 degrees 21 minutes for 140.06 feet; thence left 23 degrees 42 minutes for 43.85 feet, being the last course along said Public Road; thence right 56 degrees 12 minutes for 19.1 feet, more or less, to the North line of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, thence East along said North line to a point directly North of point of beginning; thence turn South and run to point of beginning.

Subject to and subordinate to that certain mortgage executed by the Grantors herein to Modern Homes Construction Company, Valdosta, G., on February 19, 1962 and recorded in Book 276 at page 1, in Judge of Probate Office, Shelby County.

TO HAVE AND TO HOLD Unto the said Lewis Dunaway and wife, Syble Dunaway

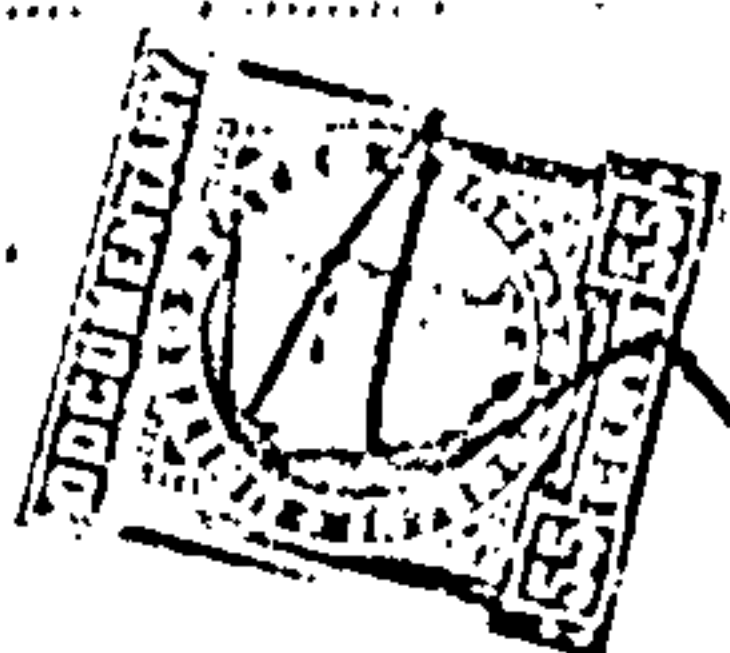
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, 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 oursel^{ves} 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 that certain mortgage to Modern Homes Construction Company

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 hand s and seal s this 30th day of April, 1962.

WITNESSES:



Algie Payne (Seal.)
Betty Sue Payne (Seal.)
(Seal.)
(Seal.)

BOOK 220 PAGE 496

See also
Modern Homes

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

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 19.....
at o'clock M., and was duly re-
corded in Volume of Deeds
at page, and examined.

Judge of Probate

State of ALABAMA

SHELBY

County

I, A. B. Culbryth, a Notary Public in and for said County, in said State,

hereby certify that Algie Payne and wife, Betty Sue Payne
whose name s 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 30th day of April

A. B. Culbryth As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5-12-1962
RECORDED & \$..... MTG. TAX
& \$..... DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

RETURN TO
MODERN HOMES CONSTRUCTION CO., INC.
P. O. BOX 2505
MONTGOMERY, ALA.