

STATE OF ALABAMA

SHELBY

County

5383
Know All Men By These Presents,

That in consideration of One Hundred and No/100 (\$100.00) DOLLARS

to the undersigned grantors Algie Payne and wife, Betty Sue Payne

in hand paid by Lewis Dunaway and wife, Syble Dunaway

the receipt whereof is acknowledged W O 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 SE¹/₄ of SW¹/₄ of Section 18, Township 20 South Range 2 West, more particularly described as follows: Beginning at the Northeast corner of SE¹/₄ of SW¹/₄ and run South along the East line thereof 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 SE¹/₄ of SW¹/₄ turn right 80 degrees and 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; thence turn north and along the line of property heretofore conveyed to grantees to the North line of said SE¹/₄ of SW¹/₄; thence run East along said North quarter-quarter line to point of beginning.

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

that W O have a good right to sell and convey the same as aforesaid; that W O 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, W O have hereunto set our hand S and seal
this 7th day of June, 1962

WITNESSES:

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

Chen

TO

WARRANTY DEED

JOINT GRANTEES 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 II, and was duly re-
corded in Volume of Deeds
at page and examined.

Judge of Probate

State of Alabama

Shelby County

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

hereby certify that Algio Payne and wife, Betty Sue Payne
whose name 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 7th day of June
A. H. Allbright
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7/30/62
RECORDED & MTG. TAX
& \$2.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Fowler
JUDGE OF PROBATE

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