

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One and No/100 - - - - - DOLLARS and the assumption of the mortgage executed to the Jefferson Federal Savings & Loan Association, the balance due as of this date being \$5,627.64, to the undersigned grantors Flavel Hugh Smith and wife, Marjory C. Smith

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

the receipt whereof is acknowledged we the said Flavel Hugh Smith and wife, Marjory C. Smith,

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:

Commencing at the Southeast corner of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, which is marked by an iron pipe; run thence in a Westerly direction along the South boundary of said Section 220 feet for point of beginning of lot herein conveyed, continue thence in a Westerly direction along the South boundary of said Section 100 feet; run thence in a Northerly direction approximately 375 feet to a point on the South boundary of Alabaster-Helena Road, which point is 313 feet measured along the South boundary of the right of way of said Road Northwest of a point where the South boundary of said Road intersects the East boundary of said Section; run thence in a Southeasterly direction along the Southeast boundary of the right of way of said Road 100 feet; run thence in a Southerly direction 340 feet, more or less, to point of beginning,

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 grantor does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

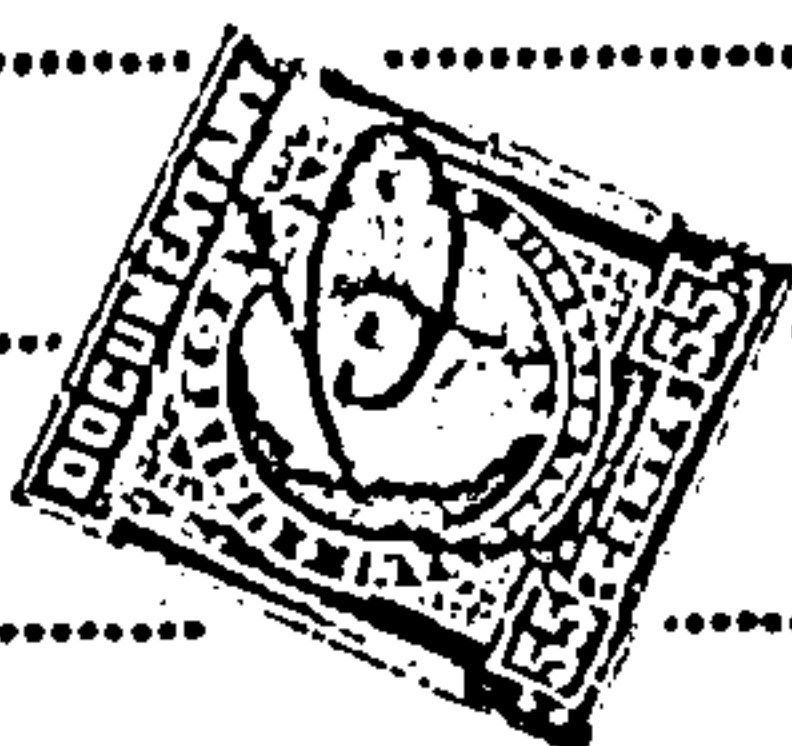
And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except for that certain mortgage hereinabove referred to,

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 seal,

this 10th day of October, 1963.

WITNESSES:



Flavel Hugh Smith (Seal.)

Marjory C. Smith (Seal.)

(Seal.)

(Seal.)

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771-1
776-811
517

TO

Albright

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.

1.45
50
3.50

State of ALABAMA
SHELBY COUNTY

I, A. H. Albright, a Notary Public in and for said County, in said State,
hereby certify that Flavel Hugh Smith and wife, Marjory C. Smith,
whose names 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, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October

A. H. Albright As Notary Public
1963

State of
COUNTY

I, a Notary Public in and for said County, in said State,
do hereby certify that on the day of 19, came before me
the within named known to me
to be the wife of the within named 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 day of 19

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/12/63
RECORDED & \$ MTG. TAX
& \$ SPEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

LOC 227 1000