

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY }
~~XXX~~ COUNTY }

3413

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred and no/100 - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James E. Patterson and wife, Wilma Nivens Patterson
(herein referred to as grantors) do grant, bargain, sell and convey unto
Paul T. Payne and wife, Jean K. Payne

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

In the part of 1/2 of the NE 1/4 of the SW 1/4 Section 23, Township 19, Range 1 East, South of U. S. Highway 280

A portion of land beginning 200 feet south of U. S. Highway 280 right of way and continuing South on Cheshire Road 200 feet; thence East to the boundary line of the East 1/2 of the Northeast 1/4 of the Southwest 1/4; thence North 200 feet on said boundary; thence West to Cheshire Road; Section 23, Township 19, Range 1 East.

Minerals and mining rights excepted.



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~X~~ (we) do for ~~myself~~ ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~K~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~our~~ (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~~ we have hereunto set ~~our~~ our hand(s) and seal(s), this 27 day of March, 19 64

WITNESS:

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON 3/24/64
RECORDED & \$... INT. TAX & \$... DEED TAX HAS BEEN PD. ON THIS INSTRUMENT.

James E. Patterson (Seal)
Wilma Nivens Patterson (Seal)

Conrad M. Jewler, General Acknowledgment JUDGE OF PRODATE

STATE OF ALABAMA }
Jefferson }
COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Patterson and wife, Wilma Nivens Patterson whose name s 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 27th day of MARCH, A. D., 19 64

Notary Public.
2516 - Powder Mill Ave. S.W.
Birmingham, Jeff., ALA.

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