

State of Alabama

Shelby

County

Know All Men By These Presents.

That in consideration of the sum of One Hundred and Fifty
and other valuable considerations,

DOLLARS,

to the undersigned grantors John A. Griffin and wife, Lillian Griffin,

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

the receipt whereof is acknowledged we the said John A. Griffin and wife, Lillian
Griffin,

do grant, bargain, sell and convey unto the said L. C. Payne and wife, Maggie Payne

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

Shelby County, Alabama, to-wit:

Commencing at the Northeast corner of Section 2, Township 21 South,
Range 3 West. and run thence South 89 degrees West along the North
line of said Section 2 for a distance of 771 feet to a point, being
the West sidewalk line on the West side of United States Highway
No. 31 in the Town of Alabaster, Alabama; thence turn an angle of 83
degrees 10 minutes to the left and run in a Southerly direction along
the West line of said sidewalk for a distance of 166.1 feet to the
point of beginning of the parcel of land hereinafter described and
conveyed, which point is a community wall; thence continue in the
same direction in a Southerly direction an along the West side of
said sidewalk for a distance of 23.0 feet; thence turn and angle of
90 degrees to the right and run in a Westerly direction for a distance
of 95 feet, more or less, to the East right of way line of the Louis-
ville and Nashville Railroad Company; thence turn right 90 degrees
and 30 minutes and run in a Northly direction along the East right of
way line of the said Louisville and Nashville Railroad Company for a
distance of 23.0 feet; thence turn an angle of 90 degrees 30 minutes
to the right in an Easterly direction and run 95 feet, more or less,
to the point of beginning, being a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
Section 2, Township 21 South, Range 3 West, in Shelby, County, Alabama.

TO HAVE AND TO HOLD Unto the said L. C. Payne and wife, Maggie 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;

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 28 day of January, 1964

WITNESSES:

John A. Griffin (Seal.)
Lillian Griffin (Seal.)
(Seal.)
(Seal.)

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11.00
1293

TO 8725

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 M. 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 John A. Griffin and wife, Lillian Griffin
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, did execute the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of January

A. H. Allbright

Notary Public

State of Alabama

Shelby

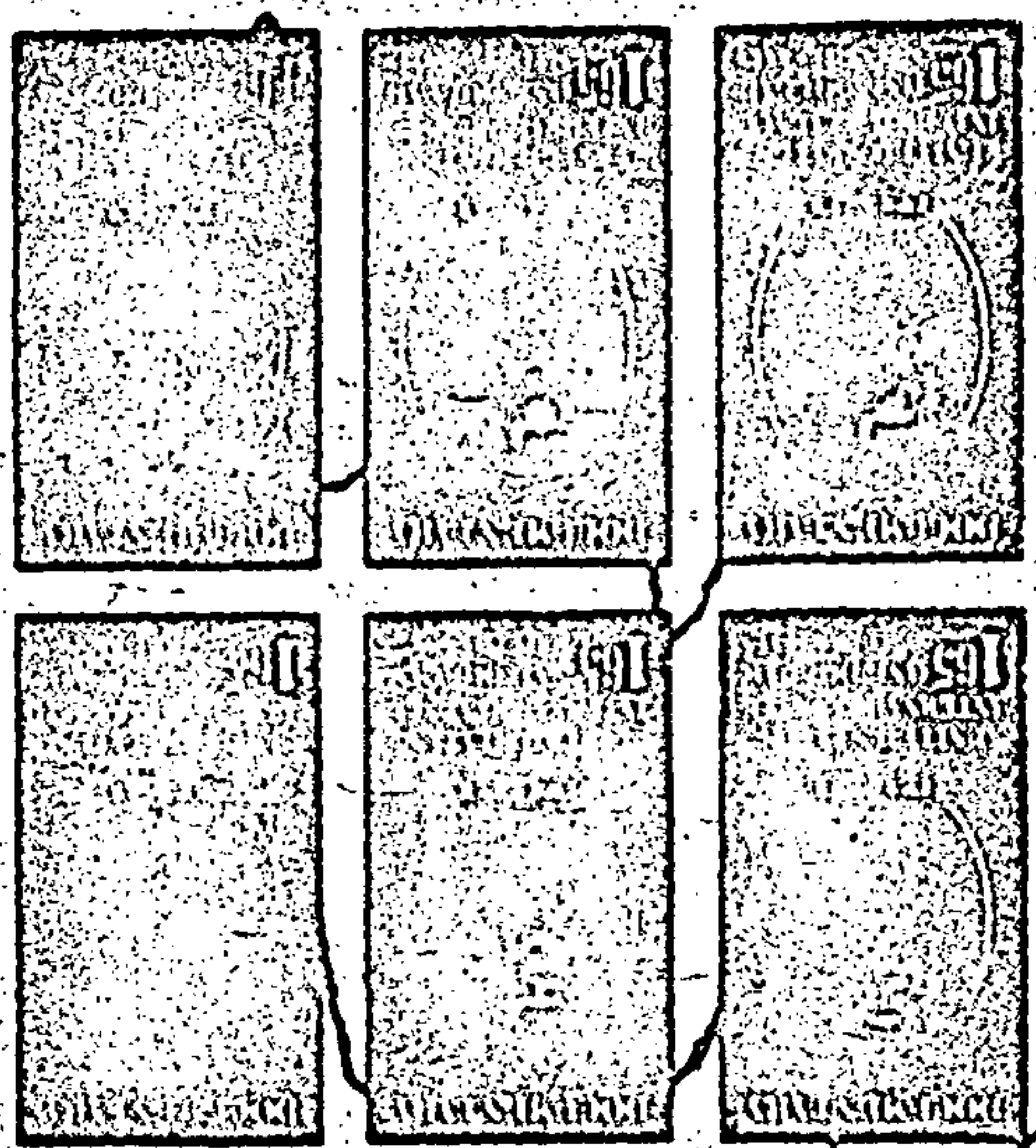
COUNTY

I, A. H. Allbright, a Notary Public in and for said County, in said State,
do hereby certify that on the day of January, 1964, came before me
the within named Lillian Griffin known to me
to be the wife of the within named John A. Griffin 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 28th day of January 1964.

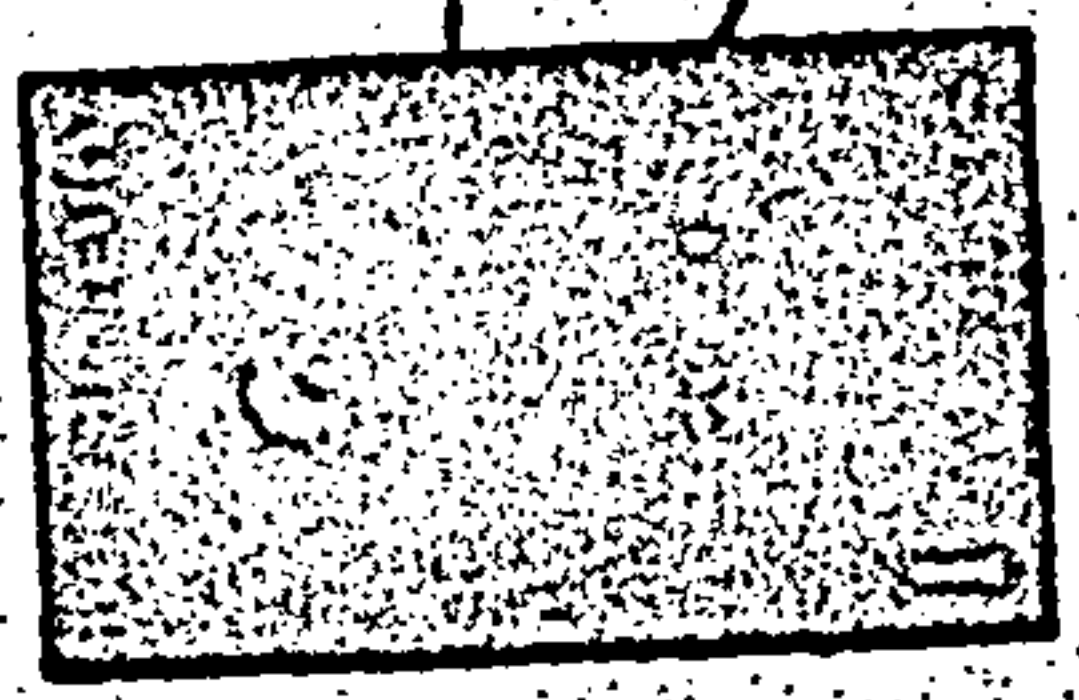
A. H. Allbright

As Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
RECORDED & \$2.00 MTG. TAX
& \$2.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Corbin M. Fowler
JUDGE OF PROBATE



C. J. P. M. 1112. 1003