

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

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

DOLLARS

to the undersigned grantor John Alvy Payne and wife, Gary Delean Payne

in hand paid by Alvie Payne, Jr., and wife Buna Jean Payne

the receipt whereof is acknowledged WO the said John Alvy Payne and wife, Gary Delean Payne

do grant, bargain, sell and convey unto the said Alvie Payne, Jr., and wife Buna Jean Payne,

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

Shelby

County, Alabama, to-wit:

Begin at an iron stake on the East side of the Fungo Public Road, where the North boundry line of the South East Quarter of Section 13, Township 20, Range 3 West, intersects with said road for a point of beginning, thence follow said road in a Southerly direction 118 to a point; thence in an Easterly direction 198 feet to a point; thence in a Northerly direction 173 feet to a point; thence in a Westerly direction 188 feet to point of beginning, less 40 feet, more or less, off of West side of said lot heretofore dedicated to a public road, being a part of of the SE $\frac{1}{4}$  of Section 13, Township 20, Range 3 West, in Shelby County, Alabama.

Grantors further reserve a strip of land along the North boundry of said lot not exceed 20 feet in width for a private driveway

TO HAVE AND TO HOLD Unto the said Alvie Payne, Jr., and wife Buna Jean 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And WO do, for ourselves and for OUR heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that WO ARE lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that WO have a good right to sell and convey the same as aforesaid; that WO 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, WO have hereunto set OUR hands and seals

this 5th day of June, 1965

WITNESSES:

John Alvy Payne  
 & Gary Delean Payne (Seal.)  
 (Seal.)  
 (Seal.)  
 (Seal.)

TO

141 134 233-A

Shelby, Ala.

## 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.

145  
50  
195  
Judge of Probate

State of Alabama  
Shelby County

I, A. H. Albright

, a Notary Public in and for said County, in said State.

hereby certify that John Alvy Payne and wife, Gary Delean 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 5th day of June

*A. H. Albright*  
As Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 6-15-65  
RECORDED & \$... TAX  
& \$... TAX PAID  
PD. ON THIS INSTRUMENT.

*Conrad M. Starnes*  
JUDGE OF PROBATE