

591-5

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

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. E. Walker, a widower

(herein referred to as grantors) do grant, bargain, sell and convey unto
L. C. Payne and Maggie 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:

Commence at the northeast corner of Section 2, Township 21, Range 3 West and run
thence westerly along the section line a distance of 844 feet to an iron stake
or pin on the eastern edge of the right of way of the L & N Railroad north bound
track; thence south along the easterly side of said right of way a distance of 356
feet, more or less to a point on the east right of way line of said Railroad in the
center of a well established ditch; thence run in an easterly direction a distance
of 124 feet, more or less to the west right of way line of the Birmingham-Montgomery
Highway to a point in the center of a concrete culvert under said highway; thence
north along the west boundary of said Birmingham-Montgomery Highway a distance of
150 feet to the point of beginning of the lot herein conveyed; thence run north along R.O.W.
from said point 15.4 feet; thence west 131 feet to the east right of way line of
the L & N Railroad; thence south 15.4 feet; thence east 131 feet to the point of
beginning; being situated in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 2, Township 21, Range 3 West.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I/we have hereunto set my hand(s) and seal(s), this 12th
day of June, 1965.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
8-26-1965
RECORDED & INDEXED
& \$ 57.00 TAX HAS BEEN
PD. CH. 113 INSTRUMENT.

[Signature] (Seal)
J. E. Walker
(Seal)
(Seal)

STATE OF ALABAMA }
Shelby COUNTY } JUDGE OF PROBATE, General Acknowledgment

I, *Martha B. Spencer*, a Notary Public in and for said County, in said State,
hereby certify that J. E. Walker, a widower
whose name is *Martha B. Spencer* signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 12th day of June, A. D. 1965
Martha B. Spencer
Notary Public.
State at Large

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