

1985 4. 350.00

see mtg 297 p.520

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 **Eleven Thousand, Six Hundred Fifty (\$11,650.00)----- DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **Charles Ray Payne and Carolyn R. Payne, husband and wife,**

(herein referred to as grantors) do grant, bargain, sell and convey unto

Harold L. Reid and Sarah Reid,

(herein referred to as GRANTEEES) 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:

Lot 1 in Block 1, according to a Resurvey of Farris-Smith Subdivision, according to Map as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 60.

This conveyance is made subject to:

1. Taxes due Oct. 1, 1966, which grantees herein assume and agree to pay.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 131, Page 142; in Deed Book 179, Page 75; in Deed Book 212, Page 118, and in Deed Book 235, Page 320, in Probate Office.
3. Right of way deeds to Shelby County recorded in Deed Book 155, Page 398, and in Deed Book 155, Page 567, in Probate Office.
4. Pipe Line Easement to Plantation Pipe Line Company recorded in Deed Book 112, Page 321, in Probate Office.
5. Building restriction line of 30 feet as shown on recorded plat of subdivision.

(The purchase of this property is being financed with the proceeds of a \$11,300.00 mortgage loan made by Engel Mortgate Company, Inc., closed simultaneously herewith, of which amount \$11,300.00 was paid directly to the Grantors.)



TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 30th day of **December**, 19 **65**.

WITNESS:

745
This Instrument was prepared CERTIFY THIS INSTRUMENT
State, Permutt, Friend & Friend
First Federal Building
Birmingham, Alabama

RECORDED & \$ 115. TAX
& \$ 250.00 DEDUCTED
PD. ON THIS INSTRUMENT.

Charles Ray Payne (Seal)
Carolyn R. Payne (Seal)

(Seal)

239 PAGE STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Ray Payne and Carolyn R. Payne, husband and wife**, whose name is 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 30th day of December, A. D., 1965.

Marion Dickey

Notary Public.