

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of One (\$1.00)
and love and affection

DOLLARS

to the undersigned grantor Frank Payne and wife Agnes Payne

in hand paid by Curtis M. Payne and wife Alice Claire Payne

the receipt whereof is acknowledged by the said Frank Payne and wife Agnes Payne

do hereby grant, bargain, sell and convey unto the said Curtis M. Payne and wife Alice Claire Payne

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

Shelby County, Alabama, to-wit:

From the northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West run easterly along the north boundary line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 16, Twp. 21 S., R. 3 W. for 686.7 feet; Thence turn an angle of 86 degrees, 56 minutes, 10 seconds to the right and run southerly 329.07 feet to a point on the south Right of Way line of County Road No. 26 for the point of beginning of the land herein described; Thence turn an angle of 84 degrees, 17 minutes to the left and run southeasterly along the south R.O.W. line of County Road No. 26 for 47.10 feet to a concrete R.O.W. marker; Thence turn an angle of 02 degrees, 20 minutes to the right and run southeasterly along the south R.O.W. line of said County Road No. 26 for 183.15 feet; Thence turn an angle of 80 degrees, 36 minutes, 30 seconds to the right and run southerly 310.42 feet; Thence turn an angle of 88 degrees, 36 minutes, 15 seconds to the right and run southwesterly 215.89 feet; Thence turn an angle of 89 degrees, 30 minutes, 15 seconds to the right and run northwesterly 351.44 feet, more or less, to the point of beginning.

This land being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West and being 1.693 acres, more or less.

TO HAVE AND TO HOLD Unto the said Curtis M. Payne and wife Alice Claire 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 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 seals

this 31 day of December 1966

WITNESSES:

Frank Payne (Seal.)

Agnes Payne (Seal.)

(Seal.)

(Seal.)

BOOK 243 PAGE 273

27

O. B. 171
Alabama
FORM 207-A

TO

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.

Judge of Probate.

State of ALABAMA

CHELSEY

COUNTY

I, Harold A. Rubin, a Justice of the Peace, a Notary Public in and for said County, in said State, hereby certify that Frank Payne and wife Agnes Payne 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of December

1962

As Notary Public

State of

COUNTY

I, a Notary Public in and for said County, in said State, do hereby certify that on the day of 19, came before me the within named known to me to be the wife of the within named 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 day of

19

As Notary Public

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11 PM

RECORDED & \$ MTG. TAX

\$5 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE