

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 Dollar (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, WIT.  
Zora M. Leach

(herein referred to as grantors) do grant, bargain, sell and convey unto George W. Payton Jr. & Mary Nell Payton & Zora M. Leach

(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:

Lot No. 83. as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the south right of way line of 2nd. Avenue and the west right of way line of Fallen Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of 2nd. Avenue for 324.07 feet; thence 74 deg. 27 min. 30 sec. left and run southwesterly for 107.96 feet to the point of beginning; thence 106 deg. 10 min. 30 sec. left and run southeasterly for 120.04 feet; thence 15 deg. 57 min. 27 sec. right and run southeasterly for 36.38 feet; thence 74 deg. 11 min. 33 sec. right and run southwesterly for 125.00 feet; thence 101 deg. 18 min. 05 sec. right and run northwesterly for 189.73 feet; thence 99 deg. 06 min. 25 sec. right to chord of a curve to the left having a radius of 248.11 feet; thence northeasterly along the arc of said curve for 38.00 feet; thence tangent to said curve run northeasterly for 64.30 feet to the point of beginning.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1967 JAN 31 PM 1:16  
J.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Clerk of Probate  
JUDGE OF PROBATE

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 have hereunto set My hand(s) and seal(s), this 26th day of January, 1967.

WITNESS:

Zora M. Leach (Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, Roy L. Grantham, a Notary Public in and for said County, in said State, hereby certify that Zora M. Leach whose name is 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 She executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, 1967.

Roy L. Grantham  
Notary Public.  
My commission expires 9/21/69

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