

This instrument was prepared by

(Name)

(Address)

Form 1-1-5, Rev. 1-68

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 Dollars and other good and valuable consideration DOBBARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John A. Griffin and wife, Lillian Griffin

(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 South, Range 3 West and run South 89 deg. West along the North line of said 40 acres 771 feet to the West line of a paved sidewalk running along U. S. Highway No. 31; thence along the same South 107.3 feet to the Southeast corner of a lot known as Corinthian Lodge Lot, to the point of beginning; thence continue in the same direction along said sidewalk 58.8 feet to the Northeast corner of a lot owned by the grantees herein; thence turn right and run 98 feet along the North line of the grantees' said lot and parallel to the North line of the lot being conveyed herein to the East right of way line of the L & N Railroad; thence along same North 58.8 feet more or less to the Southwest corner of said Lodge Lot; thence turn an angle of 89 deg. 30 min. to the right and run along the South line of said Lodge Lot and in an Eastern direction 98 feet to the point of beginning. The same being situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
MAR 27 AM 9:51
U.C.C. FILE NUMBER 98
PAGE 45 SHOWN ABOVE
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, we have hereunto set OUR hand(s) and seal(s), this 3rd day of February, 1969.

WITNESS:

Mary E. Cranham (Seal)

Robert M. Black (Seal)

(Seal)

John A. Griffin (Seal)

Lillian Griffin (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Martha B. James, a Notary Public in and for said County, in said State, hereby certify that John A. Griffin and wife, Lillian Griffin 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, A. D. 1969.

Martha B. James
Notary Public.

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