

500

This instrument was prepared by
(Name) Wallace & Ellis, Attorneys 1561
(Address) Columbiana, Alabama
Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of LOVE & AFFECTION and the sum of One and no/100 (\$1.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Lennie Payne, a widow; Charles F. Payne & wife, Anna Belle Payne;
Frances P. Smoke, a widow,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Dorothy C. Payne

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

That part of the W $\frac{1}{2}$ of W $\frac{1}{2}$ of Section 15, Township 21 South,
Range 2 West lying South of County Highway No. 26 (Saginaw Cut-off)

Grantor, Lennie Payne, reserves a life estate in and to the above described property and said Lennie Payne also reserves the right to cut and remove timber from said above described land and use the proceeds of the sale of any timber for her own personal use.
"Timber" as used in this deed shall be construed to mean and include trees of all descriptions, kinds and sizes, including but not limited to pulpwood.

It is the intention of the parties hereto that Lennie Payne shall have the rights reserved by and to her in and to all the above described land whether the title thereto was in her name or in the name of her husband, C. A. Payne at the time of her said husband's death.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 28th day of February, 1970.

424
Lennie Payne (Seal)
Charles F. Payne (Seal)
Anna Belle Payne (Seal)
Frances P. Smoke (Seal)

BOOK 201 PAGE 424
STATE OF ALABAMA }
SHELBY COUNTY }
General Acknowledgment
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lennie Payne 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 28 day of February, 1970.
Mrs. L. P. Goss
Notary Public.

(see attached page for additional acknowledgments)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that Charles F. Payne and wife, Annie Belle Payne

whose name(s) 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 28 day of December February A.D. 1909.

Mrs. J. P. Goss
Notary Public

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
APR 26 1910
10:00 AM - 2 PM 3:01
U.C.C. FILE NUMBER 04
REC. BK. & PAGE AS SHOWN A66
Cons. of Property
JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that Frances P. Smoke

whose name(s) 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 28 day of December February A.D. 1909.

Mrs. J. P. Goss
Notary Public

BOOK 281 PAGE 425