

This instrument was prepared by

(Name).....Wallace & Ellis, Attorneys

(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 & the sum of One & 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 and wife, Anna Belle Payne;
and Dorothy C. Payne, a single woman

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

Frances P. Smoke

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

Also tract of land described as follows: Commencing at the SW corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 15, Township 21, Range 2 West and run North along said Quarter Quarter Section line 391.80 feet to the point of beginning of the land herein conveyed; thence continue North 1461.51 feet; thence turn an angle of 90 deg. 27 min. to the right and run 586.15 feet; thence turn an angle of 89 deg. 33 min. to the right and run 1333.33 feet to a paved road; thence turn an angle of 102 deg. 20 min. to the right and run 600 feet to point of beginning, containing 19 acres, more or less.

EXCEPT lots as shown by deeds recorded in Probate Office of Shelby County, Alabama in Deed Book 254, page 570 and in Deed Book 258, page 459.

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.

Lennie Payne (Seal)
(Lennie Payne)

Charles F. Payne (Seal)
(Charles F. Payne)

Anna Belle Payne (Seal)
Anna Belle Payne

(Seal)

Dorothy C. Payne (Seal)
(Dorothy C. Payne)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

the undersigned

, a Notary Public in and for said County, in said State,

do 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 A. D., 1970

Notary Public.

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned
in said State, hereby certify that

Charles F. Payne and wife, Annie Belle Payne
a Notary Public in and for said County,

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 February A.D. 1969.

Mr. J. P. Lane
Notary Public

STATE OF ALABAMA }
COUNTY }

General Acknowledgment

I, the undersigned
in said State, hereby certify that

Frances P. Smoke

a Notary Public in and for said County,

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 day of December A.D. 1969.

Notary Public

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned
in said State, hereby certify that

Dorothy C. Payne

a Notary Public in and for said County.

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 February A.D. 1969.

Mr. J. P. Lane
Notary Public