

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-65

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 LOVE & AFFECTION & THE sum of One & no/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lennie Payne, a widow; Charles F. Payne and wife, Anna Belle Payne; Frances P. Smoke, a widow, and Dorothy C. Payne, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto

Charles F. Payne and wife, Anna Belle 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:

That part of the W $\frac{1}{2}$  of W $\frac{1}{2}$  of Section 15, Township 21 South, Range 2 West, lying North of County Highway No. 26 (Saginaw Cut-off).  
That part of the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 15, Township 21 South, Range 2 West, lying North of County Highway No. 26 (Saginaw Cut-off).  
The S $\frac{1}{2}$  of NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 15, Township 21 South, Range 2 West.

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 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 28th day of February, 1970.

Lennie Payne (Seal)

(Lennie Payne)

Charles F. Payne (Seal)

(Charles F. Payne)

Annie Belle Payne (Seal)

(Annie Belle Payne)

Frances P. Smoke (Seal)

(Frances P. Smoke)

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,

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, December 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 23rd day of December March A.D. 1969 70

Mrs. J. P. Goss  
Notary Public

STATE OF ALABAMA  
SHELBY 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 28 day of December February A.D. 1969 70

Mrs. J. P. Goss  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

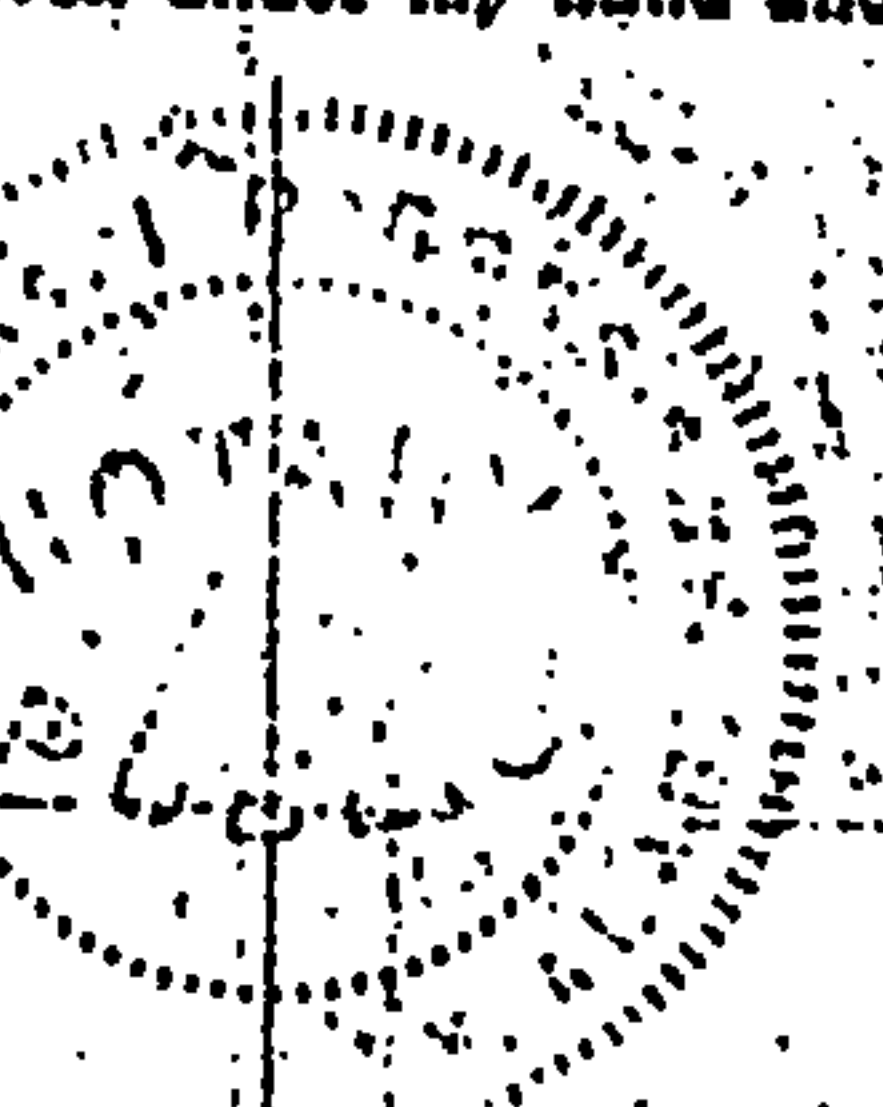
I, the undersigned  
in said State, hereby certify that Dorothy C. Payne a Notary Public in and for said County,

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 December February A.D. 1969 70

Mrs. J. P. Goss  
Notary Public

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STATE OF ALA. SHUT IN  
RECEIVED MAR 1970  
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MAR 24 PM 2:00  
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