

This instrument was prepared by

3979

(Name) Karl G. Harrison

(Address) Columbiana, Alabama

Form 1-16 Rev. 1-66

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,

the balance due on

That in consideration of One and no/100 Dollar and the assumption of that certain mortgage DOLLARS to City Federal Savings and Loan Association recorded in Mortgage Book 228, page 412 in the Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Greathell S. Payne, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

Billy Edward Payne and Harvie M. 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:

Lot No. 66 as shown by 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:

Begin at the intersection of the northerly right of way line of 3rd Avenue East and the easterly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of Fallon Avenue for 127.14 feet; thence 89 deg. 44 min. 36 sec. right and run southeasterly for 111.94 feet to a point on the westerly right of way line of Montevallo Road (Ala. Highway 119); thence 92 deg. 45 min. 54 sec. right and run southwesterly along said right of way line of Montevallo Road for 127.10 feet; thence 87 deg. 05 min. right and run northwesterly along the northerly right of way line of 3rd Avenue East for 106.01 feet to point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 AUG - 3 AM 11:37
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Carol M. Fisher
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 3rd day of August, 1970

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

Greathell S. Payne (Seal)
Greathell S. Payne (Seal)
..... (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Greathell S. Payne, a widow 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 3rd day of August

Martha B. Joiner
Notary Public.

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AUG 11 1970
SHELBY COUNTY ALABAMA