

This instrument was prepared by

(Name) James H. Faulkner

(Address) 716 Brown Marx Building, Birmingham, Alabama 35203

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 One dollar (\$1.00) and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Donald Edwin Payne

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

Sylvia T. Payne

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

Lot No. 12, and the South one-half of Lot 10 according to the Plat of Addition to McMillen's Survey of North half of Northwest quarter, Section 2, Township 21 South, Range 3 West as recorded in the Map Book 3, Page 149 in the Office of the Judge of Probate of Shelby County, Alabama, being the same property conveyed by Warren C. Duke and wife, Patsy B. Duke, said deed being recorded in Deed Book 238 at Page 301 to Donald Edwin Payne and Sylvia T. Payne.

The Grantee herein agrees to assume that certain mortgage due Collateral Investment Company in the approximate amount of \$10,000.00 and agrees further to make all monthly payments due thereon including the insurance and advalorem taxes. The said payments being in the sum of \$87.89 per month.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1970 NOV 10 PM 1:01  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

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, I have hereunto set my hands and seal, this 14 day of September, 19 70.

(Seal)

Donald E Payne

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

788

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

the undersigned authority

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

Donald Edwin Payne, HUSBAND OF SYLVIA T. PAYNE

signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day of September, 19 70, he executed the same voluntarily

and informed of the contents of the conveyance

this 14th day of September

A. D., 19 70

James H. Faulkner  
Notary Public  
State at Large