

STATE OF ALABAMA

SHELBY COUNTY

2295

KNOW ALL MEN BY THESE PRESENTS, That in consideration of _____

One

Dollars to the undersigned

grantors J. Hansell Atkisson and wife, Willie L. Atkisson and Marvie A. Payne and husband B. E. Payne in handpaid by J. Hansell Atkisson, Willie L. Atkisson, and Marvie A. Payne, the receipt whereof is acknowledged, we, the said J. Hansell Atkisson and wife, Willie L. Atkisson and Marvie A. Payne and husband, B. E. Payne, do grant, bargain, sell and convey unto the said J. Hansell Atkisson and Willie L. Atkisson and Marvie A. Payne, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot No. 36 as shown on 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: Commence at the intersection of the southerly right of way line of 2nd Avenue and the westerly 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 southwesterly along said right of way line of Fallon Avenue for 35.70 feet to the point of beginning; thence 90 deg. 25 min. right and run northwesterly for 75.00 feet; thence 3 deg. 28 min. 16 sec. left and run westerly for 125.21 feet; thence 82 deg. 00 min. 44 sec. left and run southwesterly for 56.00 feet; thence 89 deg. 56 min. left and run southeasterly for 193.92 feet to a point on the west right of way line of Fallon Avenue; thence 90 deg. 00 min. left and run northeasterly along said right of way line of Fallon Avenue for 73.00 feet to the point of beginning.

TO HAVE AND TO HOLD unto the said J. Hansell Atkisson, Willie L. Atkisson and Marvie A. Payne, as joint tenants, with right of survivorship, their heirs and assigns, forever.

It is the intention of the parties to this conveyance that, unless the joint tenancy hereby created is severed or terminated during the joint lives of any two or more of the grantees herein, the entire interest in fee simple shall pass to the surviving grantee or grantees, and if such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees, until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then the heirs of the last surviving grantee shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour or each other being considered simultaneous), leaving no one of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take.

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Shelby Cnty Judge of Probate, AL
03/29/1971 12:00:00 AM FILED/CERT

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said J. Hansell Atkisson, Willie L. Atkisson and Marvie A. Payne, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said J. Hansell Atkisson, Willie L. Atkisson and Marvie A. Payne, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 23rd day of February, 1971.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
MAR 29 11:53
FILED
REC. CLERK

J. Hansell Atkisson
J. Hansell Atkisson
Willie L. Atkisson
Willie L. Atkisson
Marvie A. Payne
Marvie A. Payne
B. E. Payne
B. E. Payne

19710329000011830 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/29/1971 12:00:00 AM FILED/CERT

I, Charles Harrison, a Notary Public in and for said County, in said State, hereby certify that J. Hansell Atkisson and wife, Willie L. Atkisson, whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of February, 1971.

Charles Harrison
Notary Public for State of Alabama

STATE OF CALIFORNIA
COUNTY OF KINGS

I, Geoffrey R. Greiveldinger, A Notary Public in and for said County, in said State, hereby certify that Marvie A. Payne and husband, B. E. Payne, whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of MARCH February, 1971.

Geoffrey R. Greiveldinger
LT GEOFFREY R. GREIVELDINGER, JAGC, USNR
757248/2505, Assistant Staff Judge Advocate
U.S. Notary Public, Lemoore, California
JUDGE ADVOCATE, 10 USC 936, CC SECT. 1183.5