

This instrument was prepared by

(Name) Wallace and Ellis

(Address) Columbiana, Alabama

Form 1-1-5 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,

That in consideration of Ten (\$10.00) and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, L.C. Payne and wife, Maggie L. Payne (herein referred to as grantors) do grant, bargain, sell and convey unto

Talton W. Branham and wife, Mary E. Branham (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:

A part of the SE1/4 of SE1/4 of Section 34, Township 20 South, Range 3 West, described as follows: Commencing at the Southeast corner of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, which is marked by an iron pipe; run thence in a Westerly direction along the South boundary of said Section 220 feet for point of beginning of lot herein conveyed, continue thence in a Westerly direction along the South boundary of said Section 100 feet; run thence in a Northerly direction approximately 375 feet to a point on the South boundary of Alabaster-Helena Road, which point is 313 feet measured along the South boundary of the right of way of said Road Northwest of a point where the South boundary of said Road intersects the East boundary of said Section; run thence in a Southeasterly direction along the Southeast boundary of the right of way of said Road 100 feet; thence run in a Southerly direction 340 feet, more or less, to point of beginning.

Minerals and mining rights excepted.



19710622000025270 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/22/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
THIS INSTRUMENT WAS FILED  
1971 JUN 22 AM 10:41  
U.C.C. FILE NUMBER OR  
BK. & PAGE AS SHOWN ABOVE  
Done by Notary  
WENT 25 PERMIT

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 22 day of June, 1971.

WITNESS:

(Seal)  
(Seal)  
(Seal)

L.C. Payne (Seal)  
Maggie L. Payne (Seal)  
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L.C. Payne and wife Maggie L. Payne whose name 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 22 day of June, A. D. 1971.

Nancy L. Branham  
Notary Public.