

This instrument was prepared by

(Name) Karl C. Harrison

(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 One Thousand and no/100-----

DOLLARS

and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Howard^E Payton and wife, Eunice Payton

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

James J. Martin and Marjorie Martin

(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:

From the northeast corner of the NW¹/₄ of the NW¹/₄ of Section 22, Township 21 South, Range 3 West, run westerly along the north boundary line of the said NW¹/₄ of the NW¹/₄ of Section 22, Township 21 South, Range 3 West for 437.07 feet; thence turn an angle of 90 deg. 52 min. to the left and run southerly for 422.99 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 89 deg. 17 min. to the right and run westerly for 208.0 feet; thence turn an angle of 89 deg. 39 min. to the left and run southerly for 521.77 feet; thence turn an angle of 90 deg. 00 min. to the left and run easterly 208.71 feet; thence turn an angle of 90 deg. 00 min. to the left and run northerly 104.35 feet; thence turn an angle of 90 deg. 00 min. to the right and run easterly 208.71 feet; thence turn an angle of 90 deg. 00 min. to the left and run northerly 417.4 2 feet; thence turn an angle of 90 deg. 21 min. to the left and run westerly 208.71 feet, more or less, to the point of beginning. This land being a part of the NW¹/₄ of the NW¹/₄ of Section 22, Township 21 South, Range 3 West and being 4.5 acres, more or less.



19710707000027660 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/07/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1971 JUL -7 PM 12:19
D.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clifford M. Johnston
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, we have hereunto set our hand(s) and seal(s), this 3rd day of July, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

Howard E. Payton (Seal)
Howard Payton

Eunice Payton (Seal)
Eunice Payton

(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 Howard Payton and wife, Eunice Payton 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of July, A. D., 1971.

Martha B. Joiner
Notary Public.