

This instrument was prepared by

(Name) Wallace and Ellis, Attorneys 7147

(Address) Columbiana, Alabama

Form 1-15 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)

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. D. Adair, and wife, Bertha M. Adair

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

Clarence O. Payne, and wife, Laura 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:

An easement and right-of-way for egress and ingress 20 feet in width, being 10 feet on each side of a center line hereinafter described: Commence at the NW corner of the NW $\frac{1}{4}$ of Section 30, Township 19 S, Range 2 E, and run thence South along the West line of said Section 30 a distance of 527.5 feet to a point; thence run North 86 degrees 34' East a distance of 1,671.8 feet to a point on the Westerly right-of-way line of U. S. Highway No. 280; thence turn to the left and run Northerly along the Westerly right-of-way line of said U. S. Highway No. 280 a distance of 475 feet, more or less, to a point which is the center of the existing dirt drive leading to the residence of grantors, which said point is the point of beginning of the center line of the easement being hereby granted and conveyed; thence turn to the left an angle of 135 degrees and run Southwesterly a distance of 380 feet, more or less, to the point of ending of said center line, said point of ending thereof being located on the Northern boundary of property conveyed by grantors to grantees by Deed dated January 27, 1972, and recorded in Deed Book 272, page 271, in the Probate Records of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
02/03/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
REC. BK. & PAGE
1972 FEB -3
Deed 244, 50
FILED

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 2-3-72 day of February, 1972.

WITNESS:

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_____. (Seal)
_____. (Seal)
_____. (Seal)
_____. (Seal)
W. D. Adair (Seal)
W. D. Adair
Bertha M. Adair (Seal)
Bertha M. Adair
_____. (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 W. D. Adair and wife, Bertha M. Adair, 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 2 day of February, A. D., 1972.

Edgar M. Finner

Notary Public.