

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 THREE THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS

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

Walter Carden and wife, Betty Carden  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Earl David Payne and wife, Jeanette 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:

Commence at the SW corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 20, Township 22 South, Range 2 West, thence run East along the South line of said  $\frac{1}{4}$  Section a distance of 233.56 feet to the East R.O.W. line of a County Highway; thence continue in the same direction along the South line of said  $\frac{1}{4}$  Section a distance of 300.00 feet to a point; thence turn left an angle of 80 deg. 54' and run a distance of 87.09 feet; thence turn left an angle of 99 deg. 06' and run a distance of 340.33 feet to a point; thence turn an angle to the left of 107 deg. 10' and run along the East R.O.W. of a county Highway to the point of beginning.

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Shelby Cnty Judge of Probate, AL  
06/01/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
JUDGE OF PROBATE  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
INSTRUMENT WAS FILED  
1972 JUN -1 PM 12:37  
Deed 744 350

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  
day of May, 1972

WITNESS:

(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_

Walter L. Carden (Seal)  
Betty Carden (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 Walter Carden and wife, Betty Carden 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 26 day of May, A. D. 1972

Hazel B. Hall  
Notary Public.

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