

This instrument was prepared by

(Name) Alton Young, Land Surveyor.

(Address) Alabaster, Alabama.

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19721019000052000 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/19/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One (1.00)

and other valuable considerations.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Frank Payne and wife Agnes Payne

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James Payne

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

From the northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West run easterly along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 686.7 feet; Thence turn an angle of 88 degrees, 56 minutes, 10 seconds to the right and run southerly 329.07 feet to a point on the south Right of Way line of Shelby County Road No. 26; Thence turn an angle of 84 degrees, 17 minutes to the left and run southeasterly along the south R.O.W. line of said road 47.10 feet; Thence turn an angle of 02 degrees, 20 minutes to the right and continue southeasterly along the south R.O.W. line of said road 183.15 feet to the point of beginning of the land herein described; Thence continue southeasterly along the south R.O.W. line of said Road and last said course for 210.0 feet; Thence turn an angle of 80 degrees, 36 $\frac{1}{2}$ minutes to the right and run southerly 606.27 feet; Thence turn an angle of 88 degrees, 36 minutes, 15 seconds to the right and run westerly 207.0 feet; Thence turn an angle of 91 degrees, 23 minutes, 45 seconds to the right and run northerly 645.42 feet, more or less, to the point of beginning.

This land being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 21 South, Range 3 West and being 2.98 acres, more or less.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 17 th day of October, 1972

BOOK 276 PAGE 820
RECORDED
1972 OCT 19 PM 2:03
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Contract 1972-10-19
JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Payne and wife Agnes 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 17th day of October, A. D., 1972

Harold A. Kichin
Notary Public.