

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
01/24/1974 12:00:00 AM FILED/CERT

(Name) Wallace, Ellis & Fowler

(Address) P. O. Box 587, 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 Seventy-Five Hundred and no/100 (\$7500.00)----- DOLLARS

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

George Wright and wife, Alma Jean Wright

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

William D. Payne and wife, Mary 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:

A lot of land described as commencing at the intersection of the North boundary line of the public road now known as the Camp Branch-Saginaw cut-off road and formerly known as the old Montevallo Road and at one time designated as the old Tuscaloosa Road, by a branch flowing across said road in a Southerly direction, and being in the East Half of the Northwest Quarter of Section 26, Township 21, Range 1 West, and run thence in a Westerly direction along the North boundary of said public road a distance of 370.5 feet for a point of beginning of the lot herein described and conveyed; continue thence in a Westerly direction along the North boundary line of said public road, a distance of 87.5 feet to the Southwest corner of the property conveyed by Leon Marcus Templin to G. C. Ray by deed recorded in Deed Book 118, on page 13, in the office of the Judge of Probate of Shelby County, Alabama; run thence North 210 feet; thence East 87.5 feet; run thence South 210 feet to the point of beginning, and being the West 87.5 feet of that certain lot or parcel of land conveyed by G. C. Ray and wife, Ona Templin Ray to K. E. McWilliams, by deed dated December 5, 1946 and recorded in Deed Book 125, on page 477 in the office of the Judge of Probate of Shelby County, Alabama.

Said property as properly described is located in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 21, Range 1 West and was erroneously described in Deed Book 118, page 13, Deed Book 125, page 477, Deed Book 129, page 78, Deed Book 140, page 165 and Deed Book 246, page 448, as being located in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 21, Range 1 West.

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 24th day of January, 1974

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Wright and wife, Alma Jean Wright 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 24th day of January, A. D., 1974

Conrad M. Fowler Jr.

Notary Public.

BOOK 284 PAGE 863

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

1974 JAN 24 AM 9:52

U.C.C. FILE NUMBER OR BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

Conrad M. Fowler Jr.