

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One DOLLARS

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

Willie L. Atkisson, a widow

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

Billy E. Payne and Marvie A. 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:

Lot 5 in Block 3 according to Glasscock's Subdivision on Spring Creek and Coosa River which is located in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 24, Range 15 East, the map of said subdivision being recorded in Map Book 4 page 23 in the Probate Office of Shelby County, Alabama.

Also Lot No. 86 as shown on a map entitled "property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the southerly right-of-way line of 2nd Avenue and the westerly right-of-way line of Fallon Avenue, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence southwesterly along said right-of-way line of Fallon Avenue for 95.70 feet to the point of beginning; thence 90 deg. 25 min. right and run northwesterly for 75.00 feet; thence 8 deg. 28 min. 16 sec. left and run westerly for 125.21 feet; thence 82 deg. 00 min. 44 sec. left and run southwesterly for 56.00 feet; thence 89 deg. 56 min. left and run southeasterly for 198.92 feet to a point on the west right-of-way line of Fallon Avenue; thence 90 deg. 00 min. left and run northeasterly along said right-of-way line of Fallon Avenue for 73.00 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
02/10/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CNTY
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB 10 AM 10:28
UCC FILE NUMBER OR
Etc. OK & PAGE AS SHOWN ABOVE
Conveyed by
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, I have hereunto set my hand(s) and seal(s), this 7th day of February, 1975.

WITNESS:

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(Seal) Willie L. Atkisson (Seal)
Willie L. Atkisson (Seal)
(Seal) (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 Willie L. Atkisson, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of February, A. D. 1975.

Martha B. Joiner
Notary Public.