

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) Columbiana, Alabama 35051

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 and no/100 (\$10.00)----- DOLLARS
and other good and valuable considerations

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

O. B. CULPEPPER AND WIFE, NANCY S. CULPEPPER
(herein referred to as grantors) do grant, bargain, sell and convey unto
CHARLES RAY PAYNE AND WIFE, CAROLYN R. 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 part of the SW $\frac{1}{4}$, Section 29, Township 21 South, Range 1 West, Shelby County, Alabama,
more particularly described as follows: Commence at the SW corner of said Section 29
and run thence East along the South line of Section 29 a distance of 1517.72 feet, more
or less to the center line of the Southern Railroad and point of beginning of the
property herein conveyed; thence turn an angle to the left and run in a Northeasterly
direction 49 deg. 24' 30" along the center line of the railroad tracks a distance of 358.95
feet, more or less, to a point on the westerly right of way line of Shelby County Highway
No. 97; thence turn to the left and run in a northwesterly direction along the right of
way of said Shelby County Highway No. 97 a distance of 550 feet to a point; thence turn
to the left and run westerly parallel with the southern boundary of the $\frac{1}{4}$ $\frac{1}{4}$ Section a
distance of 950 feet to a point; thence turn to the left and run southeasterly parallel
with the western right-of-way line of Shelby County Highway NO. 97 a distance of 600
feet, more or less, to a point on the southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn
to the left and run easterly along the southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance
of 590 feet, more or less to a point of beginning; containing 12 acres more or less.

As a part of the consideration of this conveyance the grantees assume and agree to pay
as the same becomes due that certain mortgage indebtedness in favor of the Shelby County
Savings and Loan Association, recorded in Mortgage Book 324, page 414 in the Probate
Records of Shelby County, Alabama.



19750305000009820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/05/1975 12:00:00AM FILED/CERT

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 March, 1975

WITNESS:

(Seal)

(Seal)

(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 O. B. Culpepper and wife, Nancy S. Culpepper
whose name S 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 4th day of March A. D., 1975

Ruth J. Brown
Notary Public.