

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand and No/100 (\$6,000.00)-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Peggy Payne Baker and husband, James Edgar Baker; Willie Mae Payne Vest and husband, Herman Brantley Vest; Mary Lou Payne Reh, a widow; and Phillip J. Payne and wife, Shirley Payne

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot or parcel of land situated in the Town of Montevallo, Shelby County, Alabama, and known as the Thomas Lynch lot, being the lot bought by the said Thomas Lynch from R. W. Nolen and located between the lot known as the C. C. Wells lot and Shoals Creek, bounded on the West by the Old Depot Road leading to the Montevallo Depot, now called the Montevallo and Selma Road, subject to easements and rights of way of record.

The grantors warrant that said property was formerly owned by their father, George F. Payne, who died while a resident of Shelby County, Alabama, in January, 1965; that their mother, Stella Payne, who was the surviving widow of said George F. Payne, died in July, 1971; that the grantors, Peggy Payne Baker, Willie Mae Payne Vest, Mary Lou Payne Reh, and Phillip J. Payne, and one other child, John Payne, were all of the children ever born of said George F. Payne and of said Stella Payne; that said John Payne died many years ago without ever having been married and that said George F. Payne and said Stella Payne are not survived by any children, or descendants of deceased children, other than said Peggy Payne Baker, Willie Mae Payne Vest, Mary Lou Payne Reh, and Phillip J. Payne.



19750804000041300 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/04/1975 12:00:00AM FILED/CERT

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 July day of July, 19 75.

Peggy Payne Baker (Seal)
James Edgar Baker (Seal)
Willie Mae Vest (Seal)

Herman B Vest (SEAL)
Mary Lou Reh (Seal)
Phillip J. Payne (Seal)
Shirley D Payne (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy Payne Baker and husband, James Edgar Baker, 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 14th day of July, A. D., 19 75.

Wanda L. Lohr
Notary Public.

General Acknowledgment

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Willie Mae Payne Vest and husband, Herman Brantley Vest 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 14th day of July, A. D., 1975

X *Wanda L. Park*
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Mary Lou Payne Reh, 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 14th day of July, A. D., 1975

X *Wanda L. Park*
Notary Public.

STATE OF ALABAMA
MONTGOMERY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip J. Payne and wife, Shirley Payne 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 7th day of June, A. D., 1975

Notary Public Alabama State At Large
My Commission Expires July 10, 1978.

X *Donna L. Sanders*
Notary Public.

STATE OF ALABAMA
COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

19750804000041300 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/04/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
CERTIFY THIS
INSTRUMENT WAS FILED
JUL 5 1975
JUL 5 1975 - 4 AM 7:30
Need att 6:00
Cora M. Johnson
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public.

STATE OF ALABAMA
COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public.

BOOK 293 PAGE 744