

State of Alabama

SHELBY

County

Know All Men By These Presents,

7990

That in consideration of SEVEN Hundred and No/100(\$700.00)*****

DOLLARS

to the undersigned grantors, Eddie H. Payne and his wife, Virginia A. Payne

in hand paid by Leroy Cain and wife, Edna Cain

the receipt whereof is acknowledged we the said Eddie H. Payne and wife, Virginia A. Payne

do grant, bargain, sell and convey unto the said Leroy Cain and wife, Edna Cain

as joint tenants, with right of survivorship, the following described real estate; situated in

SHELBY County, Alabama, to-wit:

A lot or parcel of land located in the Northwest Quarter of the Northwest Quarter, Section 27, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as commencing at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 27; thence South 0° 02' East along the East line of said forty 104.35 feet to the place of beginning thence from the place of beginning and continuing along the East line of said forty, South 0° 02' East 315.65 feet; thence South 89° 37' West and parallel to the North line of said forty, 89.0 feet to the East side of an unpaved road; thence along the East side of said unpaved road the following bearings and distances: North 24° 53' West 100.0 feet; North 14° 33' West 100.0 feet; North 6° 22' East 129.0 feet; thence leaving said road, North 89° 47' East 141.7 feet to the place of beginning and containing 0.98 acre more or less (Bearings are magnetic.)



19770425000038960 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/25/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Leroy Cain and wife, Edna Cain

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal, s

this 28th day of March, 1977

WITNESSES:

Litty L. Jones

Eddie H. Payne (Seal.)

Virginia A. Payne (Seal.)

(Seal.)

(Seal.)

Leroy Cain
Payne
Childersburg, Ala. 35044

Prepared by: Millard W. Lawrence, Childersburg, Ala

Eddie H. Payne and wife,

Virginia A. Payne

TO

Leroy Cain and wife,

Edna Cain

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.



19770425000038960 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/25/1977 12:00:00AM FILED/CERT

State of ALABAMA

SHELBY

COUNTY

I, THE UNDERSIGNED AUTHORITY

, a Notary Public in and for said County, in said State,

hereby certify that EDDIE H. PAYNE

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, HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 1977 19

Letty L. Jones As Notary Public

State of HAWAII

City & County of Honolulu COUNTY

I, the undersigned authority do hereby certify that on the 11th day of the within named Virginia A. Payne to be the wife of the within named

, a Notary Public in and for said County, in said State,

April, 19 77, came before me known to me

who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 11th day of April 19 77.

As Notary Public

STATE OF Hawaii)

City and COUNTY of Honolulu

I THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that Virginia A Payne whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 the 11th day of April 1977

Emmet L. Beutala As Notary Public

First Judicial Circuit, State of Hawaii
My commission expires: Sept. 9, 1979

SEAL

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

77 APR 25 AM 11:20

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec 3.00
Index 1.00