

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW 3527

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 Rev. 1-65

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 Eighteen Thousand and No/100 (\$18,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Richard H. Payne and wife, Bobbie Jean Payne
(herein referred to as grantors) do grant, bargain, sell and convey unto

William Ralph Collum and wife, Kay P. Collum

(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 No. 29 of Farris Subdivision, Calera, Alabama, according to the map or plat of Farris Survey and Subdivision of Calera, Alabama, recorded in Map Book 3, at page 126, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Restrictive Covenants and conditions imposed on Farris Subdivision, Calera, Alabama, by that certain instrument dated March 1, 1954, and recorded in Deed Book 165, at page 518 in the Office of the Judge of Probate of Shelby County, Alabama, as amended by that certain instrument dated September 2, 1970, and recorded in Deed Book 263, at page 721, in said Probate Office.

Subject to Restrictive Covenants as shown on the map or plat of Farris Subdivision, Calera, Alabama, as recorded in Map Book 3, at page 126 in said Probate Records.

Subject to building set back line as shown on survey of James L. Ray, Jr., dated December 24, 1955.



19771021000112780 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/21/1977 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 21st day of October, 1977

WITNESS:

STATE OF ALA. SHELBY COUNTY (Seal)

Richard H. Payne (Seal)

Bobbie Jean Payne (Seal)

17 OCT 21 PM 3:18 (Seal) 18.00 1.50 1.00

JUDGE OF PROBATE 20.50

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard H. Payne and wife, Bobbie Jean 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 21st day of October, A. D., 1977

Mary D. Thompson Notary Public.