

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



Alabama Title, Inc.
Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124
Telephone 988-5600

AGENT FOR
ST PAUL TITLE

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

ILLINOIS
STATE OF ~~MISSISSIPPI~~
McLean COUNTY

KNOW ALL MEN BY THESE PRESENTS.

19810428000047250 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/28/1981 00:00:00 FILED/CERTIFIED

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

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

Jeff T. Payne, an unmarried man

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

James A. Koepke and Renate Koepke

(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 Chilton County, Alabama to-wit:

My undivided one-half interest in:

A lot or parcel of land lying and being situated in the Northwest 1/4 of the Southeast 1/4, Section 21, Township 24 North, Range 12 East, Chilton County, Alabama, and being more particularly described as follows: From the Northeast corner of said quarter-quarter section, as point of beginning, run South 03 degrees, 17 minutes East along the east line of said quarter-quarter section (a painted and blazed line) for 776 feet to a point where said line intersects the northerly right of way line of a paved public road; run thence in a northwesterly direction along said line of said road for 590 feet, more or less, to a point; thence run North 03 degrees 17 minutes West for 135 feet to a point; run thence North 54 degrees 12 minutes East for 612.7 feet, and back to the point of beginning; being situated in Chilton County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Birmingham Federal Savings and Loan Association recorded in Mortgage Book 627, Page 242, in the Office of the Judge of Probate of Chilton County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 21st day of April, 1981.

WITNESS: *John Tamm* (Seal) *Rec. 150* *Jeff T. Payne* (Seal)
1981 APR 28 AM 9:32 (Seal) 8 50 JEFF T. PAYNE (Seal)

ILLINOIS
STATE OF ~~MISSISSIPPI~~
McLean COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff T. Payne, an unmarried man 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 21st day of April, A. D., 1981.

For L&S

✓ Daniel M. Spitler

My Commission Expires

Notary Public