

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Dollars and the assumption of mortgage recorded in Mortgage Book 403, Pages 482, 483 and 484, and Extension Agreement recorded in Mortgage Book 412, Page 614 in the Probate Office of Shelby County, Alabama to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, L. C. PAYNE and wife, MAGGIE L. PAYNE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CHARLES RAY ELLIS (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

BOOK 337 PAGE 215

Commencing at the Northeast corner of Section 2, Township 21 South, Range 3 West, and run thence South 89 deg. West along the North line of said Section 2 for a distance of 771 feet to a point; being the point of intersection of the West sidewalk line on the West side of United States Highway No. 31 in the Town of Alabaster, Alabama; thence turn an angle of 83 deg. 10 min. to the left and run in a Southerly direction along the West line of said sidewalk for a distance of 189.11 feet to the point of beginning of the parcel of land herein described and conveyed; thence continue in the same direction in a Southerly direction and along the West side of said sidewalk for a distance of 32.0 feet; thence turn an angle of 90 deg. to the right and run in a Westerly direction for a distance of 95 feet, more or less, to the East right-of-way line of the Louisville and Nashville Railroad Company; run thence 90 deg. 30 min. to the right in a Northerly direction along the East right-of-way line of said Louisville and Nashville Railroad Company for a distance of 32.0 feet; run thence at an angle of 90 deg. 30 min. to the right and in an Easterly direction for a distance of 95.9 feet, more or less, to the point of beginning, and being a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, in Shelby County, Alabama.

ALSO, commencing at the Northeast corner of Section 2, Township 21 South, Range 3 West, and run thence South 89 deg. West along the North line of said Section 2 for a distance of 771 feet to a point, being the West sidewalk line on the West side of United States Highway No. 31 in the Town of Alabaster, Alabama; thence turn an angle of 83 deg. 10 min. to the left and run in a Southerly direction along the West line of said sidewalk for a distance of 166.1 feet to the point of beginning of the parcel of land hereinafter described and conveyed, which point is a community wall; thence continue

Central State Bank

in the same direction in a Southerly direction and along the West side of said sidewalk for a distance of 23.0 feet; thence turn an angle of 90 deg. to the right and run in a Westerly direction for a distance of 95 feet, more or less, to the East right-of-way line of the Louisville and Nashville Railroad Company; thence turn right 90 deg. 30 min. and run in a Northerly direction along the East right-of-way line of the said Louisville and Nashville Railroad Company for a distance of 23.0 feet; thence turn an angle of 90 deg. 30 min. to the right in an Easterly direction and run 95 feet, more or less, to the point of beginning, being a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

28 day of December, 1981.

Deed TAX 46.00
Rec 3.00
Ind 1.00
\$0.00

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
L. C. Payne

1982 JAN -8 AM 8:45

L. C. Payne (SEAL)
Maggie L. Payne (SEAL)
Maggie L. Payne

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that L. C. Payne and wife, Maggie L. 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 28th day of December, 1981.

Thomas A. Lawrence, Jr.
Notary Public