

636
HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Five Thousand and no/100----- (\$25,000.00)-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

L.C. Payne and wife, Maggie Payne

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

Roger Massey

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 2, Township 21 South, Range 3 West and run South 89 degrees West along the North line of said 40 acres 771 feet to the West line of a paved sidewalk running along U.S. Highway No. 31; thence along the same South 107.3 feet to the Southeast corner of a lot known as Corinthian Lodge Lot, to the point of beginning; thence continue in the same direction South along said sidewalk 58.8 feet to the Northeast corner of a lot owned by L.C. Payne and Maggie Payne; thence turn right and run Westerly 98 feet along the North line of the said L.C. Payne and Maggie Payne Lot and parallel to the North line of the lot being conveyed herein to the East right-of-way line of the L & N Railroad; thence along same North 58.8 feet, more or less, to the Southwest corner of said Lodge Lot; thence turn an angle of 89 degrees 30 minutes to the right and run along the South line of said Lodge Lot and in an Eastern direction 98 feet to the point of beginning. The same being situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West.

Situated in Shelby County, Alabama.

\$25,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of February, 19 82.

WITNESS:

Virginia Smith (SEAL) L.C. Payne (SEAL)
STATE OF ALA. SHELBY CO. L.C. Payne
I CERTIFY THIS
1982 FEB 18 AM 9:21
Maggie Payne (SEAL)
Rec'd 1.50
Jud 1.00
2.50

STATE OF ALABAMA
SHELBY COUNTY

COUNTY

G. S. Scurlock, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned authority

a Notary Public in and for said County,

in said State, hereby certify that

L.C. Payne and wife, Maggie Payne

whose name(s) 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

day of

February

A.D. 19 82

FIRST NATIONAL BANK OF COLUMBIANA

Cahaba Valley Branch

P. O. Box 43363

Birmingham, AL. 35243

H. Scurlock
Notary Public