

This instrument was prepared by
/ LARRY L. HALCOMB
(Name) ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35206

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty two thousand four hundred fifteen and 96/100 (\$22,415.96) DOLLARS and the assumption of the mortgage recorded in Book 408, page 727, in the Probate Office of Shelby County, Alabama,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James A. Basch and wife, Mary Beth Basch (herein referred to as grantors) do grant, bargain, sell and convey unto

J.E. Payne and Joyce S. Payne (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 15, according to Park Forest Subdivision, First Sector, as recorded in Map Book 7, page 155, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1982.

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By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

And I (we) do for ~~XXXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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 12 day of September, 1982.

WITNESS:

Hand TAX 22.50
Rec 1.50
Paid 1.00
25.00
1982 SEP 20 AM 8 13
(Seal)

James A. Basch (Seal)
JAMES A. BASCH
Mary Beth Basch (Seal)
MARY BETH BASCH
(Seal)

Tennessee
STATE OF ~~XXXXXX~~
COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, do hereby certify that James A. Basch and wife, Mary Beth Basch 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 12 day of September, A. D., 1982

(Signature)
Notary Public