

This instrument was prepared by

\$500.00

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

(Address) Columbiana, Alabama 35051

Form 1-1-8 Rev. 1-86

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 LOVE AND AFFECTION AND ONE AND NO/100 (\$1.00) DOLLARS

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

Linda Hammett Payne, an unmarried woman

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

Myself, Linda Hammett Payne, and my mother, Mildred Louise Hammett

(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:

My undivided one-half interest in and to the following described property.

Lot No. 6 in Wilson's Subdivision No. 1, Town of Montevallo, Shelby County, Alabama, and more particularly described as follows: Commencing at the center of Section 3, Township 24 North, Range 12 East, as a point of reference; thence North with the land line North 1 deg. 35' West 838.6 feet to a point 30 feet South of the center line of the Calera-Centreville Highway; thence North 85 deg. 50' West 322 feet along with and parallel to said Highway; thence South 4 deg. 11' East 120 feet; thence South 85 deg. 49' West 245 feet; thence South 4 deg. 11' East 100 feet to the point of beginning and the NE corner of the lot herein described and conveyed; thence South 85 deg. 49' West 195 feet; thence South 4 deg. 11' East 100 feet; thence North 85 deg. 49' East 195 feet; thence North 4 deg. 11' West 100 feet to the point of beginning; said property situated in Shelby County, Alabama.

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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 31st day of August, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 AUG 31 PM 3:50

Deed tax 50

(Seal)

Rec 1.50

And 1.00

(Seal)

3.00

Linda Hammett Payne (Seal)

Linda Hammett Payne

(Seal)

Thomas A. Swanson, Jr.

CLERK OF PROBATE

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, Linda Hammett Payne, an unmarried woman, a Notary Public in and for said County, in said State, hereby certify that Linda Hammett Payne, an unmarried woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, A. D. 1983.

393 Wilson Dr.
Montevallo, Ala. 35111

Notary Public.