

This instrument was prepared by

This Form was prepared by:

(Name) Courtney H. Mason, Jr.

Cahaba Title, Inc.

(Address) P.O. Box 1007, Alabaster, AL

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTEEN THOUSAND AND NO/100TH (\$14,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Betty Sue Payne, an unmarried woman, Betty Teresa P. Reyes and husband, Rick Reyes,
Thera Jeanette P. Bradburn and husband, Keith Bradburn
(herein referred to as grantors) do grant, bargain, sell and convey unto
Benjamin P. Groce and Claudia E. Groce

(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 No. 45 as shown on a map recorded in Map Book 5 Page 10 in the Probate
Office of Shelby County, Alabama entitled "Property Line Map, Siluria Mills"
prepared by Joseph A. Miller Reg. Civil Engineer on October 5, 1965 and
being more particularly described as follows:
Begin at the intersection of the northerly right of way line of 3rd Avenue
West and the westerly right of way line of Cotton Street, said right of
way lines as shown on the Map of the Dedication of the Streets and Easements
Town of Siluria, Alabama; thence southwesterly along said right of way
line of 3rd Avenue West for 115.00 feet; thence 90 deg. 09 min. 30 sec. right
and run northwesterly for 95 feet; thence 89 deg. 50 min. 30 sec. right
and run northeasterly for 115 feet to a point on the west line of Cotton
Street; thence 90 deg. 09 min. 30 sec. right and run southeasterly along
said right of way line of Cotton Street for 95.00 feet to the point of
beginning; being situated in Shelby County, Alabama.

Betty Sue Payne, Betty Teresa P. Reyes and Thera Jeanette P. Bradburn are the
sole and surviving heirs at law of Robert B. Payne, deceased.

\$14,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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 (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, we have hereunto set our hand(s) and seal(s), this 23rd
day of September, 1983

WITNESS:

Thera Jeanette P. Bradburn

Keith Bradburn

Betty Sue Payne

Betty Teresa P. Reyes

Rick Reyes

COLORADO
STATE OF ALABAMA

Puebla COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Betty Sue 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 23rd day of September, A. D. 1983

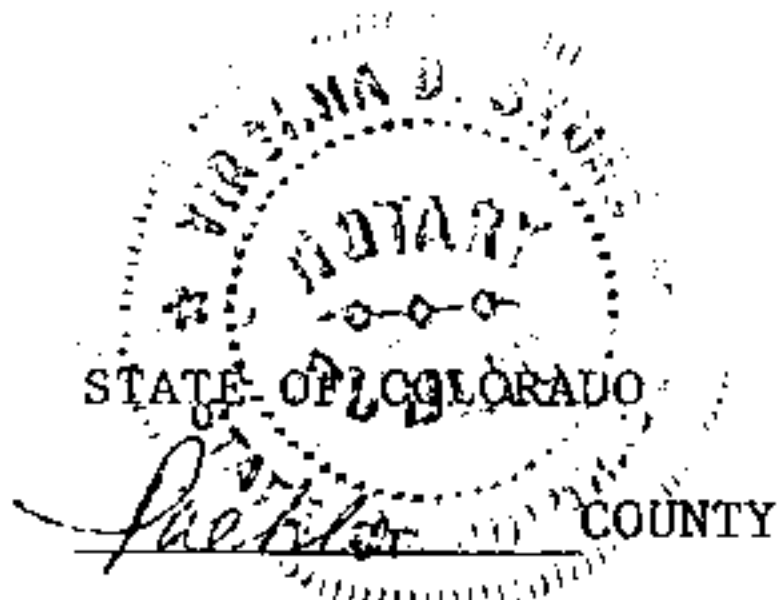
Virginia D. Skube
Notary Public.

STATE OF COLORADO

Pueblo COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Teresa P. Reyes and husband, Rick Reyes 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 22nd day of September, 1983



Virginia D. Skube
Notary Public

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thera Jeanette P. Bradburn and husband, Keith Bradburn, 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 22nd day of September, 1983

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

1983 OCT 12 PM 1:01

see Mtg #37-741

Thomas G. Bradburn, Jr.
JUDGE OF PROBATE

Virginia D. Skube
Notary Public

Dee 4.50
Jud 1.00
\$5.50

35C PAGE 05C BOOK

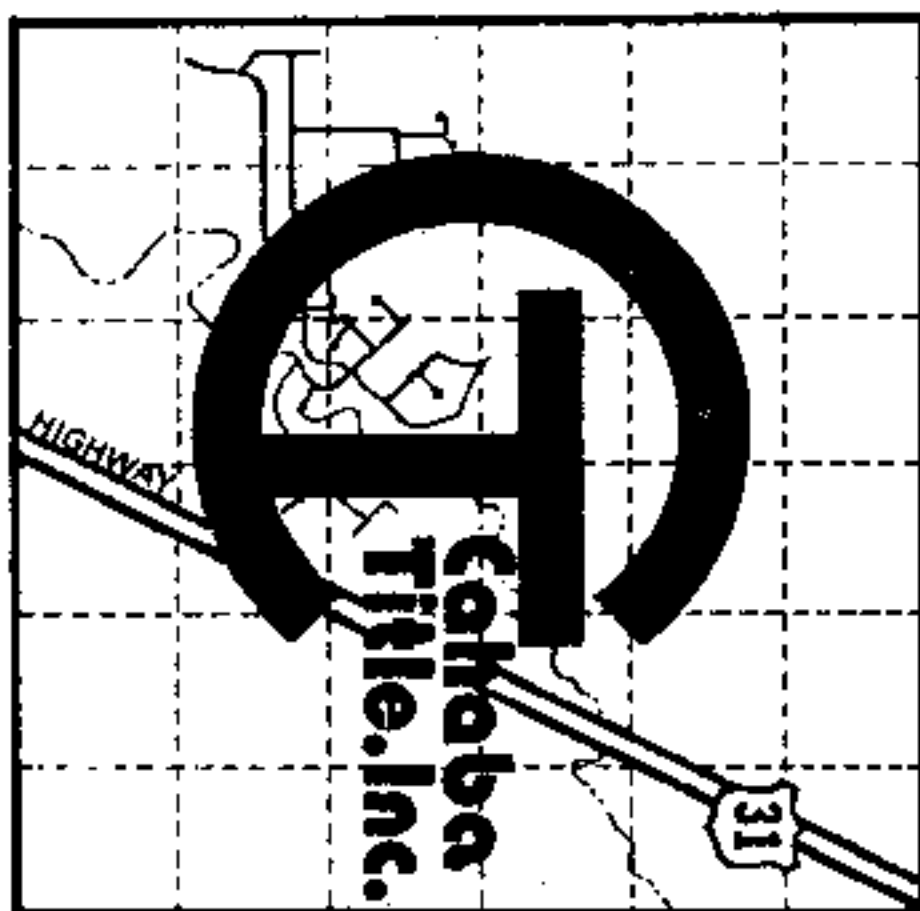


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TELEPHONE: 988-5600

This form furnished by

Recording Fee \$
Deed Tax \$

\$



WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

Return to: