

(Name) ✓ Mitchell A. Spears, Attorney

(Address) P. O. Box 91, Montevallo, AL 35115

Form 1-1-5 Rev. 1-68
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 Two Thousand and 00/100 (\$2,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Pauline Evans Allen, a single woman

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

Willie E. Payne and wife, Fumie 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:

Begin at a point in Montevallo, Alabama where the M C Horton property and the Nell Beane property adjoin the West corner of the Willie E. Payne property, where there exists an iron pin; thence run Southeast along the Southwest line of the said Willie E. Payne property for approximately 210 feet to a wooden stake, which is the existing South corner of the said Willie E. Payne property; thence run approximately 30° Southwest for approximately 269 feet to a wooden stake; thence run approximately due West for approximately 129 feet to a wooden stake; thence run approximately 45° Northwest for approximately 62 feet to a wooden stake; thence run Northeast along an existing fence line, which is the Southeast property line of said Nell Beane's property, to the point of beginning, containing one acre, more or less.

Source of title for this conveyance is recorded at Deed Book 240, Page 564, Office of the Probate Judge, Shelby County, Alabama.

BOOK 352 PAGE 21

SHARPE & SONS, INC.
1000 1/2 N. 10th St.
BIRMINGHAM, ALA. 35203

1983 DEC 19 AM 8 32

Deed tax - 2.00
Rec. 1.50
Ind. 1.00
4.50

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 12th day of December, 19 83.

WITNESS:

_____(Seal)

Pauline Evans Allen (Seal)
Pauline Evans Allen

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pauline Evans Allen 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 12th day of December, A. D., 19 83

M A Spears

Notary Public.