

(Name) DANIEL M. SPITLER  
 Attorney at Law  
 (Address) 108 Chandalar Drive  
Pelham, Alabama 35124

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**Cahaba Title, Inc.**

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



Policy Issuing Agent for  
**Safeeco Title Insurance**  
 TELEPHONE: 986-5600

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 (\$10.00) DOLLARS

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

Jeanette Gibbons

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

Arthur B. Payne, Jr. and Mildred C. 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:

Commence at the Southeast corner of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 7, Township 21 South, Range 2 East and run thence West along the south boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 82.79 feet; thence right 79 deg. 39 min. a distance of 660.79 feet to the point of beginning; thence left 87 deg. 53 min. a distance of 200.00 feet; thence right 87 deg. 53 min. a distance of 96.0 feet; thence right 92 deg. 07 min. a distance of 175.0 feet; thence right along an arc of 25' radius and 38.25 length and through an angle of 87 deg. 53 min.; thence continue a distance of 71.0 feet to the point of beginning; situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

The undersigned has no homestead interest in the property made the subject of this Warranty Deed. The undersigned does not live on the property and is presently claiming homestead on other real property.

There is also conveyed to grantee, his heirs, successors and assigns, the right to use the present boat launching site for this subdivision on Lay Lake for the purpose of launching boates for his private use, together with the right to fish from the bank of Lay Lake on property owned by Bernice Brothers Valentine on March 5, 1973.

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 3/5 day of January, 1984

WITNESS:

William R. Webb (Seal)  
 NOTARY PUBLIC, SHELBY CO.  
 I DO HEREBY CERTIFY THIS DEED WAS PROPERLY SEALED

Jeanette Gibbons (Seal)  
 JEANETTE GIBBONS (Seal)

1984 FEB -7 AM 10:34

Deed TAX .50  
 Rec 1.50  
 Seal 1.00  
3.00

FLORIDA  
 STATE OF ALABAMA  
 COUNTY;

General Acknowledgment

I, the undersigned, Jeanette Gibbons, a Notary Public in and for said County, in said State, hereby certify that Jeanette Gibbons 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 3/5 day of January, A. D., 1984

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

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