

This instrument was prepared by

S27

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-8 Rev. 1-84

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 THIRTY THOUSAND AND NO/100 (\$30,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Eunice F. Stone, a widow

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

Joyce Stone Payne and husband, Charles 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:

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Begin at the NE corner of the S 1/2 of SE 1/4 of NW 1/4, Section 28, Township 20 South, Range 1 East; thence run West along the North line of said S 1/2 of SE 1/4 of NW 1/4, a distance of 239.03 feet; thence turn an angle of 90 deg. 44 min. 27 sec. to the left and run a distance of 246.67 feet; thence turn an angle of 89 deg. 03 min. 26 sec. to the left and run a distance of 359.33 feet to the West right of way line of Shelby County Hwy. No. 109; thence turn an angle of 86 deg. 23 min. 17 sec. to the left to the tangent of a right of way curve; thence run along said R/W curve (whose Delta Angle is 5 deg. 01 min. 54 sec. to the left, Radius is 2824.79 feet, Tangent is 124.10 feet, Length of Arc is 248.05 feet); thence turn an angle of 88 deg. 46 min. 56 sec. to the left, from the tangent of said curve, and run a distance of 129.10 feet to the point of beginning. Situated in the S 1/2 of the SE 1/4 of the NW 1/4 and the S 1/2 of NW 1/4 of NE 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, and containing 2.06 acres. According to survey of Frank W. Wheeler, Registered Land Surveyor, dated November 9, 1983.

Subject to easements and rights of way of record.

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 14th

day of March, SHELBY CO., 1984

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED See Noty 448- 1984 MAY 10 PM 4:04

Seed tax 7.00 1.50 1.00 9.50

Eunice F. Stone (Eunice F. Stone)

JUDGE OF THE COURT

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eunice F. Stone, a widow whose name is signed to the foregoing conveyance, and who is shown to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, A. D., 1984.

Rt. 1 Box 118, Wallace, Ala. 35186

Notary Public seal and signature