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(Name) Charles Payne
Route 1, Box 118
 (Address) Wilsonville, Alabama 35186

This instrument was prepared by

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Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - 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 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) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Begin at the NE corner of the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 28, Township 20 South, Range 1 East; thence run West along the North line of said S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, a distance of 239.03 feet, more or less, to the NE corner of Cecil McBride property; thence turn an angle of 90 deg. 44 min. 27 sec. to the left and run a distance of 246.67 feet along the East line of Cecil McBride property; 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 Highway 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 $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama.

THIS DEED IS GIVEN TO CORRECT THAT CERTAIN DEED RECORDED IN Deed Book 355, Page 415.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 15th

day of May STATE OF ALA. SHELBY 1984

WITNESS:

I CERTIFY THIS INSTRUMENT WAS FILED

Corrected 1984 MAY 16 AM 8:19

Rec 150 Ind 100

(Seal)

Eunice F. Stone

(Seal)

Eunice F. Stone

(Seal)

JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority

hereby certify that Eunice F. Stone, a widow

whose name is

signed to the foregoing conveyance, and who

is

known to me, and 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 15th

day of May

A. D. 1984.

Return to: Charles Payne

Rt. 1, Box 118

Wilsonville, AL

My commission expires: 10/16/84

Notary Public.

