

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 1442 Montgomery Highway

SEND TAX NOTICE TO:
William W. Payne
2408 Mahaska Drive

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Nine Thousand Three Hundred Eighty-Five and no/100----- DOLLARS

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

Marc B. Hinrichs and wife, Rebecca A. Hinrichs

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

William W. Payne, III and wife, Carol Z. 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:

See Attached Exhibit "A" for legal.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Home Federal Savings & Loan Association of the South, recorded in Shelby Mortgage Volume 375, Page 54, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 ~~both~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~by~~ (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 _____ day of June, 19 84

WITNESS:

(Seal)

(Seal)

(Seal)

Marc B. Hinrichs
Marc B. Hinrichs (Seal)

Rebecca A. Hinrichs
Rebecca A. Hinrichs (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marc B. Hinrichs and wife, Rebecca A. Hinrichs whose name s 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 _____ day of June A. D. 19 84

"EXHIBIT A"

Lot 8, Block 4, according to a Resurvey of Lots 7 and 8, Block 4, Indian Valley, Fourth Sector, as recorded in Map Book 5, Page 113, in the Probate Office of Shelby County, Alabama, except Parcel B described as follows:

A part of Lot 8, according to a re-survey of Lots 7 and 8, Block 4, Indian Valley, Fourth Sector, as recorded in Map Book 5, Page 113, in the Office of Judge of Probate of Shelby County, Alabama, same being more particularly described as follows:

Begin at the most North and East corner of said Lot 8; thence run in a Southwesterly direction along the northerly line of said Lot 8; said line also being the most Southerly line of Lots 7, a distance of 238.40 feet; thence turn an angle to the left of 147 degrees 32 minutes 39 seconds and run in an Easterly direction a distance of 204.78 feet to its intersection with the Southeasterly line of said Lot 8; thence turn an angle to the left of 42 degrees 38 minutes 21 seconds and run in a Northeasterly direction along the said Southeasterly line of said Lot 8 a distance of 58.01 feet to the most South and East corner of said Lot 8; thence turn an angle to the left of 74 degrees 56 minutes 09 seconds and run in a Northerly direction along the Easterly line of said Lot 8 a distance of 100.0 feet to the point of beginning.

Minerals and mining rights excepted.

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

1986 JUL 12 AM 9:35

Thomas A. Henderson
JUDGE OF PROBATE

Deed TAX 30.00
Rec 5.00
Jud 1.00
36.00