

THIS INSTRUMENT PREPARED BY: Mike T. Atchison,
Attorney at Law
Post Office Box 822
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Fifteen Thousand, Five Hundred (\$15,500.00)-----Dollars to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, we AVIS PAYNE CLOWDUS, a married woman; VELERA PAYNE, a single woman; W.F. PAYNE, JR., a married man; JAMES W. PAYNE, a married man; L. CALBERT PAYNE, a married man; DORSEY PAYNE CATES, a married woman; WILLIAM D. PAYNE, a married man; and ELAINE PAYNE MOORE, a single woman, (hereinafter referred to as Grantors) do grant, bargain, sell and convey unto ANDREW B. MOORE AND DIANE M. MOORE (hereinafter called Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 4, 5, and 6, Block 2, J. W. Johnston's Addition to the Town of Columbiana, as shown by Map Book 3, Page 24, lying East of Thompson Street, except the North 3 feet of Lot 6, Block 2, J. W. Johnston's Addition to the Town of Columbiana, lying East of Thompson Street.

Situated in the Town of Columbiana, Shelby County, Alabama.
\$12,500.00 of the purchase price recited above was paid from a Mortgage closed simultaneously herewith.
The above grantors constitute all of the heirs at law of W. F. Payne, Sr.
The above property constitutes no part of the homestead of the grantors.

TO HAVE AND TO HOLD to said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

24th day of February, 1985. IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this

WITNESSES:

Avis Payne Clowdus (SEAL)
AVIS PAYNE CLOWDUS

Velera Payne (SEAL)
VELERA PAYNE

W. F. Payne, Jr. (SEAL)
W. F. PAYNE, JR.

Joyce E. May

James W. Payne (SEAL)
JAMES W. PAYNE

L. Calbert Payne (SEAL)
L. CALBERT PAYNE

Dorsey Payne Cates (SEAL)
DORSEY PAYNE CATES

William D. Payne (SEAL)
WILLIAM D. PAYNE

Elaine Payne Moore (SEAL)
ELAINE PAYNE MOORE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that AVIS PAYNE CLOWDUS, a married woman 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 24 day of February, 1985.

Mike L. Allen
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that VELERA PAYNE, a single woman, 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 24 day of February, 1985.

Mike L. Allen
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. F. PAYNE, JR., a married man, 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, he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 24 day of February, 1985.

Mike L. Allen
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES W. PAYNE, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 1985.

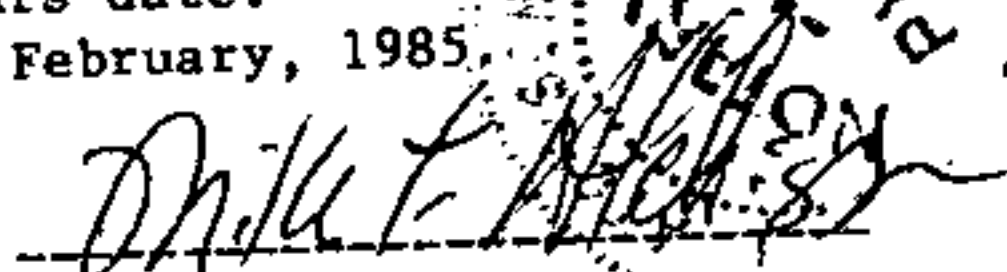


Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that L. CALBERT PAYNE, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of February, 1985.

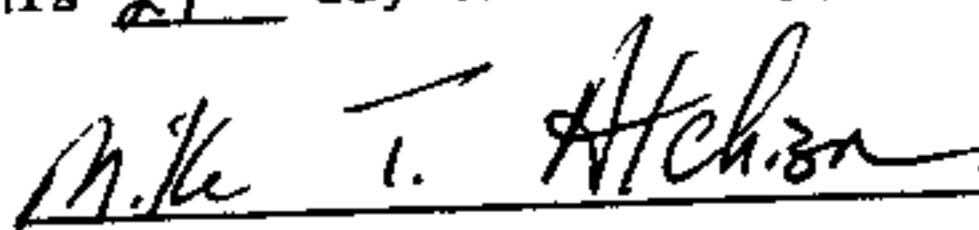


Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State hereby certify that DORSEY PAYNE CATES, a married woman, 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 21 day of February, 1985.

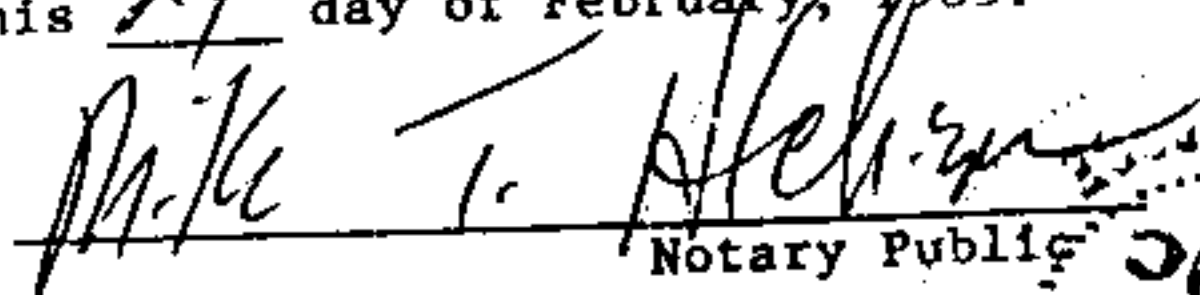


Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State hereby certify that WILLIAM D. PAYNE, a married man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of February, 1985.



Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State hereby certify that ELAINE PAYNE MOORE, a single woman, 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 24 day of February, 1985. Given under my hand and official seal this

Mike T. Allen
Notary Public



BOOK 020 PAGE 845

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

1985 MAR 14 AM 11:19

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	<u> </u>
Deed Tax		<u>3.00</u>
Mineral Tax		<u> </u>
Recording Fee		<u>10.00</u>
Index Fee		<u>7.00</u>
TOTAL	\$	<u>20.00</u>