

(Name) Richard H. Payne

(Address) _____

This instrument was prepared by

(Name) James O. Standridge

(Address) P. O. Box #1, Montevallo, AL 35115

Form 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 Twenty-five thousand & 00/100 (\$25,000.00) DOLLARS

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

EARL H. LINDSEY and wife, MARGIE LINDSEY, and, FLOYD A. LINDSEY and wife, JULIA S. LINDSEY, heirs of BERTIE R. LINDSEY, deceased, (herein referred to as grantors) do grant, bargain, sell and convey unto

RICHARD H. PAYNE and wife, BOBBIE J. 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:

A lot or parcel in Lot 11, Block 2 in Nabors Addition to the Town of Wilton, as shown in Map Book 1, at page 13, in the Probate Office of Shelby County, Alabama.

The Grantees herein have executed simultaneously herewith a Real Estate Mortgage in the amount of \$25,000.00 and filed for record in the Probate Office of Shelby County, Alabama.

BOOK 051 PAGE 641

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, we have hereunto set OUR hand(s) and seal(s), this 4th

day of December, 19 85.

WITNESS:

Floyd A. Lindsey (Seal)
FLOYD A. LINDSEY (Seal)
Julia S. Lindsey (Seal)
JULIA S. LINDSEY (Seal)
STATE OF ALABAMA
Shelby COUNTY }

Earl H. Lindsey (Seal)
EARL H. LINDSEY (Seal)
Margie Lindsey (Seal)
MARGIE LINDSEY (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl H. Lindsey & wife, Margie Lindsey, 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 4th day of December, A. D., 19 85



[Signature]

Notary Public.

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Floyd A. Lindsey & wife, Julia S. Lindsey whose names 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.

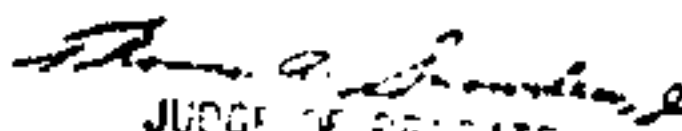
Given under my hand and official seal this 4th day of December A.D., 1965.


Notary Public

051 642

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

1965 DEC -5 AM 9:57


JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		_____
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>3.00</u>
TOTAL	\$	<u>8.00</u>