

value 6,000

695

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) RELIABLE SECURITY TITLE COMPANY

(Address) 165 West Valley Ave., B'ham, Ala. 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL. \$500.00

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND ANY OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

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

Richard H. Posey and wife Bonnie Sue Posey
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert E. Payne and wife Joanie 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:

Lot No. 15 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the easterly right of way of Mill Street and the Northerly right of way line of Center Ave., said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northerly along said Easterly right of way line of Mill Street for 127.00 feet to the point of beginning; thence continue Northerly along said right of way line of Mill Street for 75.00 feet; thence 91° 36'15" right and run easterly for 178.49 feet thence 88°44'15" right and run Southerly for 60.00 feet; thence 65°05'45" right and run Southwesterly for 33.97 feet; thence 26°10' right and run Westerly for 147.42 feet to the point of beginning.

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 8th day of July, 1986.

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

(Seal)

1986 JUL 10 AM 9:46 (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned
hereby certify that Richard H. Posey and Bonnie Sue Posey
whose name 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 8TH day of July, A.D. 1986

Richard H. Posey (Seal)
Bonnie Sue Posey (Seal)

Deed TAX 6.00
Rec 2.50
Jud 1.00
9.50