

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) 2032 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) William N. Payne and Leslie C. Payne
(Address) 3023 O'Conner Court
Helena, Alabama 35080-9405

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY ONE THOUSAND FOUR HUNDRED AND NO/100 (\$81,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James D. Mason d/b/a Mason Construction Company

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

William N. Payne and Leslie C. Payne

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 88 according to the survey of Braelinn Village Phase I as recorded in Map Book 11, Page 100, in the Probate Office Shelby County, Alabama situated in the Town of Helena, Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$65,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 3023 O'Conner Court, Helena, Alabama 35080-9405

BOOK 194 PAGE 524

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

88 JUL 15 PM 2:50

Thomas A. Shaw
JUDGE OF PROBATE

1. Deed Tax \$ 16.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 20.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 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 13th day of July, 19 88.

WITNESS

(Seal)

(Seal)

(Seal)

James D. Mason (Seal)
James D. Mason d/b/a Mason Construction
Company (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Mason d/b/a Mason Construction Company 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 13th day of July A.D., 19 88

3-10-91

My Commission Expires:

Notary Public