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This instrument was prepared by

(Name) CONWILL & JUSTICE, P.C.
P.O. Box 557
(Address) Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Thousand and no/100----- DOLLARS

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

Eddie H. Payne and wife, Eva Payne
(herein referred to as grantors) do grant, bargain, sell and convey unto
Paul E. Rettig/and wife, Jacqueline H. Rettig

(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 DESCRIPTION OF SUBJECT PROPERTY.

\$60,000.00 of the purchase price recited above was paid by mortgage executed simultaneously herewith.

GRANTEES' ADDRESS:

P.O. Box 84
Harpersville, AL 35078

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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 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 1st day of August, 19 90

WITNESS:

(Seal)

(Seal)

(Seal)

Eddie H. Payne (Seal)
Eva Payne (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 Eddie H. Payne and wife, Eva Payne whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 1st day of August, 19 90, being informed of the contents of the conveyance they executed the same voluntarily on the 1st day of August, 19 90.

My hand and official seal this 1st day of August, A. D., 19 90
William R. Justice Notary Public.

EXHIBIT "A"

TRACT No. 1: Commence at a corner accepted as the Northwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 01° 05' 38" East along the East boundary of the Northwest one-fourth of the Northwest one-fourth of said section for a distance of 83.01 feet to the point of beginning. From this beginning point proceed South 88° 22' 36" West for a distance of 116.01 feet; thence proceed North 01° 23' 29" West for a distance of 149.90 feet; thence proceed South 88° 24' 01" West for a distance of 834.66 feet; thence proceed North 35° 51' 52" East for a distance of 63.57 feet; thence proceed North 84° 47' West for a distance of 177.02 feet to a point on the Easterly right of way line of U.S. Highway 231; thence proceed Northeasterly along the Easterly right of way line for a distance of 1247.16 feet to a concrete right of way marker being located on the North boundary of said Section 27 and being South 89° 16' 24" East of and 860.57 feet from the Northwest corner of said Section 27; thence proceed South 89° 16' 24" East along the North boundary of said section for a distance of 320.53 feet; thence proceed South 01° 04' 21" West for a distance of 103.98 feet; thence proceed South 07° 02' 15" West for a distance of 128.27 feet; thence proceed South 13° 04' 45" East for a distance of 100.0 feet; thence proceed South 23° 26' 37" East for a distance of 100.10 feet; thence proceed South 15° 35' 20" West for a distance of 84.58 feet; thence proceed South 00° 55' 42" West for a distance of 108.57 feet; thence proceed North 90° East for a distance of 109.96 feet to a point on the East boundary of said Northwest one-fourth of the Northwest one-fourth thence proceed South 01° 05' 38" West along the East boundary of said quarter-quarter Section for a distance of 635.55 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 18.75 acres.

TRACT NO. 3: The Southeast one-fourth of the Northwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 40.28 acres.

20.00

8.00

3.00

1.00

29.00

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

90 AUG -2 AM 9:31

[Signature]
JUDGE OF PROBATE