

5,000.00

Preparer of Instrument relied on legal description furnished by grantors and makes no warranties or representations as to title or description.

Send Tax Notice To:

Prepared By:
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Inst # 1993-14727
09/21/1993-14727
03:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 16.50

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS

THAT FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that **Curtis Wayne Payne, an unmarried man, Frank Payne, Jr., a single man, Betty Jo Harless, a married woman, James L. Payne, a married man, individually and in their capacity as the heirs at law of Frank Payne and Mary Agnes Payne, deceased, hereinafter called the Grantor, whether one or more, does hereby grant, bargain, sell and convey unto Frank Payne, Jr., an unmarried man, hereinafter called Grantee, whether one or more, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:**

Beginning at the southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 21 south, Range 3 west, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter section 926.50' to a point on the southerly right of way line of Shelby County Highway NO 26 (AKA Kent Dairy Road) in a curve to the right having a central angel of 8°14'07" and a radius of 2,174.07; Thence turn 79°22'36" right to chord and run easterly along said right of way line an arc distance of 312.22' to a point; Thence turn 97°33'14" right from chord and run southerly 991.63" to a point on the south line of said quarter-quarter section; Thence turn 94°02'54" right and run westerly along said south line of said quarter-quarter section 360.02' to the point of beginning, containing 7.39 acres.

Subject to any and all agreements, easements, restrictions and limitations of record and/or law.

This property does not constitute the homestead of any married grantor herein.

TO HAVE AND TO HOLD to the said Grantee and his heirs and assigns in fee simple forever.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 10 day of May, 1993.

Curtis Wayne Payne (Seal)
Curtis Wayne Payne, Individually and
as an heir at law of Frank Payne and
Mary Agnes Payne
Grantor

Frank Payne Jr. (Seal)
Frank Payne, Jr., Individually and
as an heir at law of Frank Payne and
Mary Agnes Payne
Grantor

Betty Jo Harless (Seal)
Betty Jo Harless, Individually and
as an heir at law of Frank Payne and
Mary Agnes Payne
Grantor

James L. Payne (Seal)
James L. Payne, Individually and
as an heir at law of Frank Payne and
Mary Agnes Payne
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Curtis Wayne Payne, Frank Payne, Jr., Betty Jo Harless, James L. Payne, whose names are signed to the foregoing conveyance, individually and in their capacities as the heirs at law of Frank Payne and Mary Agnes Payne, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they, in their individual capacities and in their capacities as such heirs, executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and official seal of office this 10 day of May, 1993.

Kimberly M. Melton
Notary Public

My commission expires: 3-5-95

[tlb\STATWAR.DED]

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