

SEND TAX NOTICE TO:

(Name) Samuel E. Braxton  
71 mtn View Drive  
(Address) Wilsonville Ar 35187

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1-5 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-One Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Arthur R. Payne, Jr. and wife, Mildred C. Payne

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

Samuel E. Braxton and Suzanne H. Braxton  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Southeast corner of the NW1/4 of NE1/4 of Section 7, Township 21 South, Range 2 East and run thence West along the South boundary of said 1/4-1/4 Section a distance of 82.79 feet; thence right 79 degrees 39 minutes a distance of 660.79 feet to the point of beginning; thence left 87 degrees 53 minutes a distance of 200 feet; thence right 87 degrees 53 minutes a distance of 96.0 feet; thence right 92 degrees 07 minutes a distance of 175.0 feet; thence right along an arc of 25 degrees radius and 38.25 length and through an angle of 87 degrees 53 minutes; thence continue a distance of 71.0 feet to the point of beginning.  
Situating in Shelby County, Alabama.

Subject to taxes for 1993 and subsequent years, easements, restrictions, rights of way and permits of record.

There is also conveyed to grantees, their heirs, successors and assigns, the right to use the present boat launching site for this subdivision on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property owned by Bernice Brothers Valentine on March 5, 1973.

12/03/1993-38650  
02:55 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 29.50

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 3rd

day of December, 19 93.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Arthur B. Payne Jr. (Seal)  
Arthur B. Payne, Jr.  
\_\_\_\_\_  
(Seal)  
Mildred C. Payne (Seal)  
Mildred C. Payne

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Arthur B. Payne, Jr. and wife, Mildred C. Payne 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 3rd day of December A. D., 19 93

[Signature]  
Notary Public.