

195-19412

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
EDWARD W. PAYNE
5208 JAMESWOOD CIRCLE
BIRMINGHAM, AL 35244
Inst # 1995-28369

Inst # 1995-28369

STATE OF ALABAMA)
COUNTY OF SHELBY)

10/10/1995-28369
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD \$1.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED and 00/100 (\$199,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MICHAEL F. BLUM and SUZANNE O. BLUM, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto EDWARD W. PAYNE and MARY LEE PAYNE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 25, ACCORDING TO THE SURVEY OF JAMESWOOD, SECOND SECTOR, AS RECORDED IN MAP BOOK 11, PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 92, page 982.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 42, Page 246.
4. Restrictions appearing of record in Book 165, Page 401, and as shown on recorded plat.
5. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Book 172, Page 425.
6. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 172, Page 429.
7. 50 foot building line from Jameswood Circle; 10 foot easement along the easterly lot line; and 7.5 foot utility easement along the northerly lot line; all as shown on recorded plat.

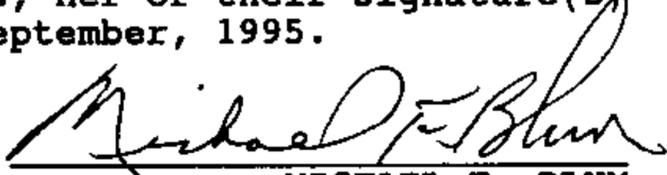
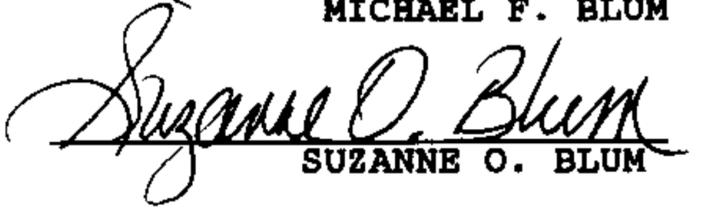
\$ 159,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MICHAEL F. BLUM and SUZANNE O. BLUM, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of September, 1995.

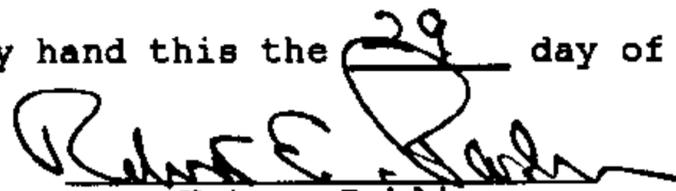

MICHAEL F. BLUM

SUZANNE O. BLUM

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MICHAEL F. BLUM and SUZANNE O. BLUM, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29 day of September, 1995.


Notary Public

My commission expires: 2/17/96

Inst # 1995-28369

10/10/1995-28369
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 51.00