

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name)

(Address)

This instrument was prepared by

(Name) Mike T. Atchison

(Address) P.O. Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$500.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ruby Payne, a widow Elizabeth P. Masoner, a married woman James F. Payne, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ruby Payne

(herein referred to as grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit:

The South half of Lot 10 and all of Lots 11 and 12, in Block 2, J.W. Johnston Subdivision, Columbiana, Alabama, as recorded in Map Book 3, page 24 in the Probate Office of Shelby County, Alabama.

The above described property is not the homestead of James F. Payne or Elizabeth P. Masoner

The above Grantors constitute all the heirs at law of Louis Calbert Payne who died intestate on 2nd Oct., 1995

Inst # 1996-28636

08/30/1996-28636
12:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 12.30

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this day of August 1996

(Seal)

(Seal)

(Seal)

Ruby Payne (Seal)
Ruby Payne

James F. Payne (Seal)
James F. Payne

Elizabeth P. Masoner (Seal)
Elizabeth P. Masoner

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Ruby Payne, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of Aug A. D. 1996

SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGMENTS.

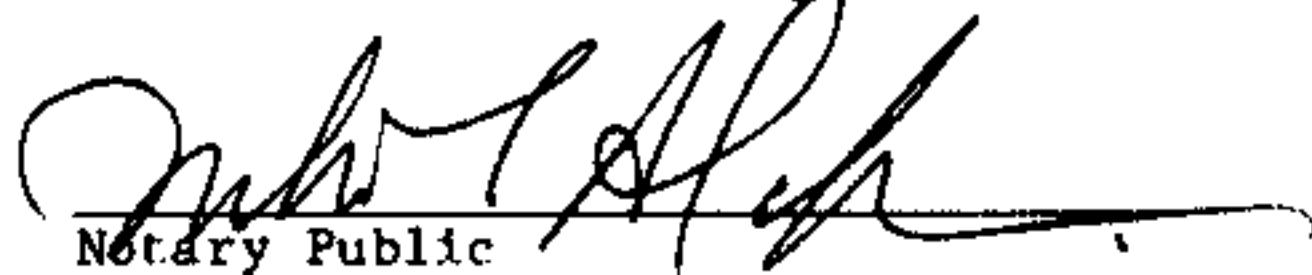
Notary Public.

1996-28636

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared James F. Payne, married man, 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 30 day of Aug, 1996.


Notary Public

My commission expires:

10-16-96

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Elizabeth P. Masoner, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30 day of Aug, 1996.


Notary Public

My commission expires:

10-16-96

Inst # 1996-28636

08/30/1996-28636
12:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.50