

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Mike T. Atchison

(Address) P O Box 822, Columbiana

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 NINETY NINE THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS

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

ROBERT L. JOBE, an unmarried man,
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES C. PAYNE and wife, MARGIE M. PAYNE,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 17, Block 2, Parker's Subdivision, a map or plat of which is recorded in Map Book 5, Page 27, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Robert L. Jobe is the surviving grantee in that certain deed recorded in Deed Book 279, Page 510, in the Probate Office of Shelby County, Alabama; the other grantee, Mildred P. Jobe, having died on or about the 9th day of Oct, 1996.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1996-37360
11/12/1996-37360
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 108.00

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, I have hereunto set my hand(s) and seal(s), this 11th day of November, 1996

WITNESS:

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Robert L. Jobe
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. 11th day of November, A. D., 1996

Given under my hand and official seal this _____ day of _____, A. D., 1996

Notary Public

My Commission Expires: 10/16/00

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