

Holliman, Shockley & Kelly  
(Name) 2491 Pelham Parkway  
Pelham, AL 35124  
(Address)

Send Tax Notice To:  
Taul Payne  
Anastasia M. Payne  
(Name)  
200 Commerce Drive  
(Address)  
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Five Thousand and no/100-----Dollars

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

John B. Schreiner and wife Patricia L. Schreiner

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

Taul Payne and wife Anastasia 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 55, according to the survey of Riverchase Country Club, Third Addition,  
Residential Subdivision, as recorded in Map Book 7, Page 53, in the Probate Office  
of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any; (3) Mineral and mining rights, if any.

\$ 45,000.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith-28922

09/09/1997-28922  
09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 28.50

TO HAVE AND TO HOLD, to 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 27th day of  
August, 19 97

(Seal)

John B. Schreiner (Seal)

(Seal)

Patricia L. Schreiner (Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that  
John B. Schreiner and wife Patricia L. Schreiner, 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 the 27th day of August, 1997

Notary Public 3-12-2001

Inst # 1997-28922