

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1997-32034

WARRANTY DEED 10/03/1997-32034
08:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY EIGHT THOUSAND & NO/100---- (\$38,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Estate of Irene Elizabeth Arnold, deceased, Probate Case #34-137 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tracy H. Payne, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, in Block O, according to the Survey of Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$44,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 830 Wadsworth Street Montevallo, Alabama 35115

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of September, 1997.

Estate of Irene Elizabeth Arnold, deceased,
By: John K. Lucas (SEAL)
John K. Lucas, Personal Representative

Attest: Charles R. Reynolds (SEAL)
Charles R. Reynolds, Personal Representative

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John K. Lucas and Charles R. Reynolds, whose names as Personal Representatives, of the Estate of Irene Elizabeth Arnold, deceased, Probate Case #34-137 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, in their capacity as such Executrix, executed the same voluntarily on the day the same bears date.
GIVEN UNDER MY HANDS THIS THE 30TH DAY OF SEPTEMBER, 1997

My Commission Expires:

3/7/99

Notary Public