

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
Marsha J. Sillery
Carrie A. Bowman
4201 Inverness Cliffs
Birmingham, Al 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty-Five Thousand and no/100 (\$45,000.00), to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **ALGIE PAYNE**, a single man, (herein referred to as grantor), grant(s) bargain(s), sell(s) and convey(s) unto **MARSHA J. SILLERY and CARRIE A. BOWMAN** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

Lot 13 of the property of Charles W. Mobley, as shown on a plat prepared by Norman D. DeLoach, Ala. R.L.S. #8760, dated May 2, 1983, recorded in Map Book 8, Page 124 in the Office of the Probate Judge of Shelby County, Alabama.

SUBJECT TO: (a) Oil, gas and mineral lease to Amoco Production Company, recorded in Deed Book 331, Page 69, in Probate Office. (b) Existing rights of way and easements that may be of record or in evidence through use. (c) Exceptions shown in Deed Book 280, Page 538 and Deed Book 280, Page 541 as follows: All easements and rights of way for public roads and public and private utilities, easements or other interest in said property held or owned by Alabama Power Company; any outstanding mineral or mining rights or interests. (d) Permits to Alabama Power Company recorded in Deed Book 148, Page 973 in Probate Office. (e) Title to one-half interest in minerals underlying caption lands with mining rights and privileges belonging thereto, as shown in Deed Book 349, Page 505 in Probate Office. (f) Right-of-way to Highway 25.

34,000.00 of the above recited purchase price was paid , from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

11/30/1998-47414
03:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE CRH 23.00

11/30/1998-47414

Marsha Sillery

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
the 27th day of November, 1998.

Algie Payne
Algie Payne

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Algie Payne, a single 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 27th day of November, 1998.

William R. Jester
Notary Public
My Commission Expires: 9/12/99



Inst. # 1998-47414

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SHELBY COUNTY JUDGE OF PROBATE
002 CRH 23.00