

SEND TAX NOTICE TO:

(Name) Robert Daryl Payton

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

Form 1-1-5 Rev. 8/82  
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 Fifteen Thousand and no/100 DOLLARS

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

William M. Schroeder, Sr. and wife, Dorothy D. Schroeder

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

Robert Daryl Payton and Connie B. Payton

(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 108, according to the Map of Country View Estates, Phase II, as recorded in Map Book 13, Page 137, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

\$13,000.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

03/19/1999-11615  
12:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
901 1998 10.30

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, we have hereunto set OUR hand(s) and seal(s), this 19th

day of March, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

William M. Schroeder, Sr. (Seal)  
Dorothy D. Schroeder (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

the undersigned authority

I, William M. Schroeder, Sr. and Dorothy D. Schroeder, a Notary Public in and for said County, in said State,

hereby certify that William M. Schroeder, Sr. and Dorothy D. Schroeder

whose name 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 19th day of March, A.D. 1999

Bailew K. Dickert  
NOTARY PUBLIC FOR THE STATE OF ALABAMA

Notary Public

Inst. # 1999-11615