

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

Send Tax Notice To:
Louis Payne
Frankie Payne
313 No Timothy Drive
Columbiana, Al 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Thousand and no/100 (\$120,000.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **JOSEPH E. WALDEN and wife, LAURIE A. WALDEN**, (herein referred to as grantors), grant(s) bargain(s), sell(s) and convey(s) unto **LOUIS PAYNE and FRANKIE PAYNE**, (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY County, Alabama**, to-wit:

Lot 68, 1st Addition to Triple Springs Subdivision, 1st Sector, as recorded in Map Book 6, Page 51, in the Probate Office of Shelby County, Alabama. Situated in ,Shelby County, Alabama.

\$103,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

SUBJECT TO: (a) Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien, but not due and payable until October 1, 1999. (b) Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. (c) Restrictive covenants and conditions recorded in Misc. Book 12, Page 309 in Probate Office of Shelby County, Alabama. (d) Transmission line permits to Alabama Power company recorded in Deed Book 143, Page 368 and Deed Book 226, Page 703, in Probate Office. (e) Transmission line permit to Alabama Power Company and Southern Bell Telephone Company recorded in Deed Book 295, Page 662; and Deed Book 307, Page 752 in Probate Office. (f) 40-foot building set back line from North Timothy Drive and Sunnywood Circle as shown on recorded map of said subdivision.

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

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

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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 hands and seals this the 29th day of July, 1999.

Joseph E. Walden
Joseph E. Walden
Laurie A. Walden
Laurie A. Walden

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joseph E. Walden and wife, Laurie A. Walden, whose names 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 our hand(s) and official seal this 29th day of July, 1999.

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



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