

This Instrument Prepared By:
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Send Tax Notice To:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty Thousand and No100 Dollars (\$50,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, McMahon Highlands, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Jerry A. Payne and Tammy R. Payne (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of McMahon Highlands at Shelby Springs Farms, recorded in Map Book 28, Page 25 in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama

SUBJECT TO: (1) Taxes due in the year 2001 and thereafter; (2) any roll-back occasioned by the fact that the Property has been assessed under a current use assessment; (3) easements, restrictions and rights-of-way of record; (4) any portion of the Property conveyed located within a roadway; (5) mineral and mining rights not owned by the Grantors.

Larry Clayton as member of the Grantor represents and warrants that there have been no changes in the Articles of Organization or Operating Agreement of the Grantor.

Grantor represents and warrants that there are no Assessments due any governmental or quasi-governmental authority.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the 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 noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, Larry Clayton, has hereunto set his hand and seal, this the 6 day of April, 2001.

McMahon Highlands, LLC

By: [Signature]

Its: [Signature] Manager

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that W. Larry Clayton as member of McMahon Highlands, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 6 day of April, 2001.

[Signature]
Notary Public
My Commission Expires: 11/10/02

Inst # 2001-14875

04/18/2001-14875
09:53 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MB 61.00