

SEND TAX NOTICE TO:

Charles F. Payne/Annie Bell Payne

2615 Highway 26

Alabaster, Alabama 35007

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 2001-43074

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

10/04/2001-43074  
01:37 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 15.50

That in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Charles F. Payne** and wife, **Annie Bell Payne** and **Frances P. Smoke**, a widow (herein referred to as grantors) do grant, bargain, sell and convey unto **Charles F. Payne** and wife, **Annie Bell Payne** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the West one-half of the West one-half of Section 15, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of Section 15, Township 21 South, Range 2 West and run in a southeasterly direction along the southern boundary line of Section 15 for a distance of 654.90 feet; thence deflect left 93 degrees 12 minutes 30 seconds and run in a northerly direction for a distance of 2648.45 feet to a point on the southern right of way line of County Highway No. 26 (Saginaw Cut-Off); thence deflect left 81 degrees 13 minutes 20 seconds and run along said right of way line in a northwesterly direction for a distance of 206.87 feet to the beginning of a curve to the left, said curve having a radius of 3779.72 feet, a central angle of 06 degrees 50 minutes 48 seconds, a chord length of 451.40 feet and a deflection angle left to chord of 03 degrees 25 minutes 24 seconds; thence run along arc of said curve and said right of way line in a northwesterly direction for a distance of 451.67 feet to a point on the western boundary line of Section 15; thence deflect left 95 degrees 21 minutes 15 seconds from chord of said curve and run in a southerly direction along the western boundary line of Section 15 for a distance of 2685.48 feet to the point of beginning. Said parcel contains 1,748,675 square feet or 40.14 acres, more or less, according to survey of Jon P. Strength, PLS, Alabama Registration No. 21181, dated June 15, 2001.

**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, I, or each of us, have hereunto set my or our hands and seals, this \_\_\_\_\_ day of September, 2001.

Charles F. Payne (SEAL)  
Charles F. Payne

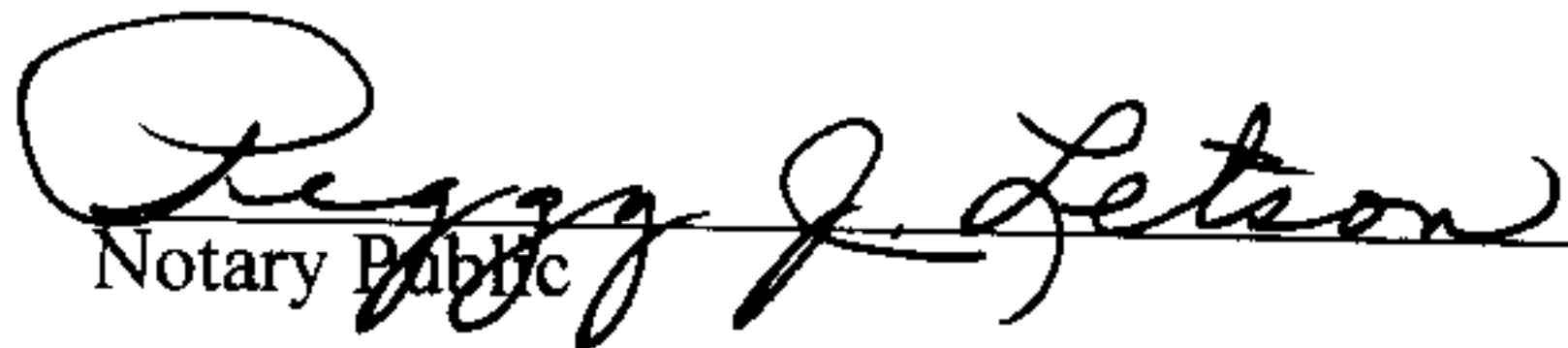
Annie Bell Payne (SEAL)  
Annie Bell Payne

Frances P. Smoke (SEAL)  
Frances P. Smoke

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles F. Payne** and wife, **Annie Bell Payne**, 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.

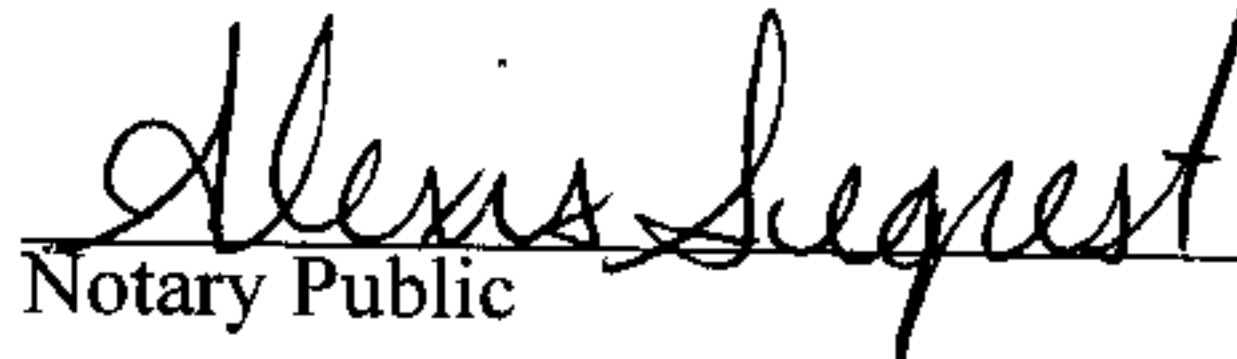
Given under my hand and official seal this 2<sup>nd</sup> day of ~~September~~ <sup>October</sup>, 2001.

  
Notary Public

**STATE OF ALABAMA  
LEE COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frances P. Smoke**, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of September, 2001.

  
Notary Public

My Commission Expires July 30, 2005

Inst # 2001-43074

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