


SEND TAX NOTICE TO:

(Name) JAMES CHARLES PAYNE  
236 SILVERSTONE LANE  
(Address) ALABASTER, AL 35007

This instrument was prepared by

(Name) ANNE R. STRICKLAND, ATTORNEY AT LAW  
5330 STADIUM TRACE PKWY, STE 250  
(Address) BIRMINGHAM, AL 35244

  
20020509000217850 Pg 1/1 133.50  
Shelby Cnty Judge of Probate, AL  
05/09/2002 08:01:00 FILED/CERTIFIED

Form 1-1-7 Rev. 5/82  
CORPORATION FORM WARRANTY DEED. JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED TWENTY-TWO THOUSAND FIVE HUNDRED & NO/100

to the undersigned grantor, OLD SOUTH BUILDERS, INC a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
does by these presents, grant, bargain, sell and convey unto

JAMES CHARLES PAYNE AND MARGIE MARIE PAYNE  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
SHELBY COUNTY:

LOT 314, ACCORDING TO THE MAP AND SURVEY OF STAGECOACH TRACE SECTOR 3,  
AS RECORDED IN MAP BOOK 29, PAGE 39, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, RIGHTS OF WAY OF  
RECORD; TAXES FOR 2002 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

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 said GRANTOR  
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,  
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, 30TH day of APRIL, 2002  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19

OLD SOUTH BUILDERS, INC

ATTEST:

\_\_\_\_\_  
Secretary

By   
TOMMY MAYSON President

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, ANNE R. STRICKLAND a Notary Public in and for said County in said  
State, hereby certify that TOMMY MAYSON  
whose name as PRESIDENT President of OLD SOUTH BUILDERS, INC  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30TH

MY COMMISSION EXPIRES: 5-11-05

day of APRIL, 2002 19  
  
ANNE R. STRICKLAND Notary Public