20060609000274560 1/2 $85.00
Shelby Cnty Judge of Probate,AL
06/09/2006 01:21:44PM FILED/CERT

Send tax notice to:
ROBERT E. PAYNE AND VICKI B. PAYNE
1144 EAGLE PARK ROAD
BIRMINGHAM, ALABAMA 35242

Shelby County, AL 06/09/2006
State of Alabama

Deed Tax:$71.00

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of $341,000.00 and other valuable considerations to the undersigned GRANTOR (S), **Dee Ann Riley Pirkle and Erick H. Pirkle, wife and husband** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **Robert E. Payne and Vicki B. Payne,** hereinafter referred to as GRANTEE(S), 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 County of Shelby, State of Alabama, to-wit:

LOT 24, ACCORDING TO THE SURVEY OF EAGLE POINT 12TH SECTOR PHASE 1, AS RECORDED IN MAP BOOK 22, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$270,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

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

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 7th day of June, 2006.

Dee Ann Riley Pirkle
DEE ANN RILEY PIRKLE
Erick H. Pirkle
ERICK H. PIRKLE
BY: Dee Ann Riley Pirkle
DEE ANN RILEY PIRKLE,
ATTORNEY-IN-FACT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Dee Ann Riley Pirkle is/are signed to the foregoing conveyance and who is/are 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 7th day of June 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/0

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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Erick H. Pirkle by Dee Ann Riley Pirkle, Attorney-in-Fact is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity of Attorney-in-Fact for Erick H. Pirkle and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/07

THIS INTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243