



20080806000314960 1/1 \$157.50
Shelby Cnty Judge of Probate, AL
08/06/2008 10:36:37AM FILED/CERT

Send Tax Notice To:
Burdette Payne and Alan Garner
305 Chase Plantation Circle
Birmingham AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

Warranty Deed, Joint Tenants with Right of Survivorship

KNOW ALL MEN BY THESE PRESENTS: that in consideration for **TEN AND NO/100 DOLLARS** (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the sufficiency and receipt of which is hereby acknowledged, I, **BURDETTE PAYNE**, an unmarried man, ("GRANTOR"), do hereby grant, bargain, sell and convey unto **BURDETTE PAYNE**, an unmarried man and **ALAN GARNER**, an unmarried man, as Joint Tenants with Right of Survivorship ("GRANTEEES"), in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3-A, according to a Resurvey of Lots 1, 2, 3, 4, 5, 6, 7 and 8, Chase Plantation, 3rd Sector, as recorded in Map Book 9, Page 62, in the Probate Office of Shelby County, Alabama. Mineral and mining rights recorded.

NO TITLE OPINION GIVEN.

SUBJECT TO:

1. Taxes and assessments for the year 2008 and subsequent years, which are not yet due and payable.
2. Recorded and unrecorded covenants, restrictions, easements, mortgages, rights of way, overlaps and encroachments, if any, affecting the property.

TO HAVE AND TO HOLD to the said Grantees forever.

And we do for ourselves and for our heirs, estates, executors and assigns, covenant with the said Grantees, their heirs estates, executors and assigns that we are lawfully seized in fee of said premises; that they are free from all encumbrances unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; and that we, together with our heirs, executors 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, we have hereunto set our hands and seals this 4th day of August, 2008.

Burdette Payne
Burdette Payne, Grantor

STATE OF ALABAMA)
COUNTY OF Tuscaloosa)

I, the undersigned Notary Public in and for said State and County, hereby certify that Burdette Payne, whose name is signed to the foregoing conveyance, being known by me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date without any influence of any kind.

Shelby County, AL 08/06/2008
State of Alabama

Deed Tax: \$146.50

Elizabeth H. Pool
Notary Public
My Commission Expires MY COMMISSION EXPIRES SEPTEMBER 15, 2009

Source of Title: 20050407000 162330