

This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

Send tax notice to: John S. Payne
P.O. Box 352
Shelby, AL 35143

WARRANTY DEED-JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

(Description furnished by Grantor. No Survey examined
and no title examination made by this attorney)

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of One (\$1.00) Dollars, cash in hand paid, love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Rosemary P. Watson, a unmarried woman, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey, and warrant unto James Fletcher Payne, an unmarried man and John Seale Payne, an unmarried man, as joint tenants with right of survivorship, hereinafter referred to as GRANTEES, for and during their joint lives as joint tenants 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 property situated in Shelby County, Alabama, to-wit:

4.75 acres in the SE corner of the NE 1/4 of the SW 1/4, Section 16, Township 21 South, Range 2 West; the W 1/2 of the NW 1/4 of SE 1/4 of Section 16, Township 21 South, Range 2 West. Also, all that part of the W 1/2 of the SW 1/4 of the NE 1/4 of said Section 16, Township 21 South, Range 2 West, lying South of Shelby County Highway 26 which contains approximately 3.5 acres.

This conveyance is no part of the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 13 day of August, 2009.

Rosemary P. Watson (L.S.)
Rosemary P. Watson

Shelby County, AL 12/29/2009

STATE OF ALABAMA)
SHELBY COUNTY)

State of Alabama
Deed Tax : \$195.00

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Rosemary P. Watson, a married woman, 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 the 13 day of August, 2009.

Charlotte C. Koon
Notary Public



20091229000473370 1/1 \$206.00
Shelby Cnty Judge of Probate, AL
12/29/2009 12:36:37 PM FILED/CERT

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 11, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS