

SEND TAX NOTICE TO:
Alfred C. Payne and Angela M. Payne
161 Falliston Ridge Circle
Helena, AL 35080

This instrument was prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Ten Thousand dollars & no cents (\$210,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Eugene E. Linton, Jr. and wife, Villetta M. Linton(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Alfred C. Payne and wife, Angela M. Payne**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:


LOT 6, ACCORDING TO THE FINAL PLAT OF SUNSET MEADOWS AS RECORDED IN MAP BOOK 29, PAGE 106, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 29, Page 106.
5. 40' ingress and egress utility and drainage easement on the west and southwest side as shown on recorded Map Book 29, Page 106.
6. Subject to that court order set out in Civil Action CV05-252, recorded in Inst. 20071108000517240 as to a prescriptive easement.

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.

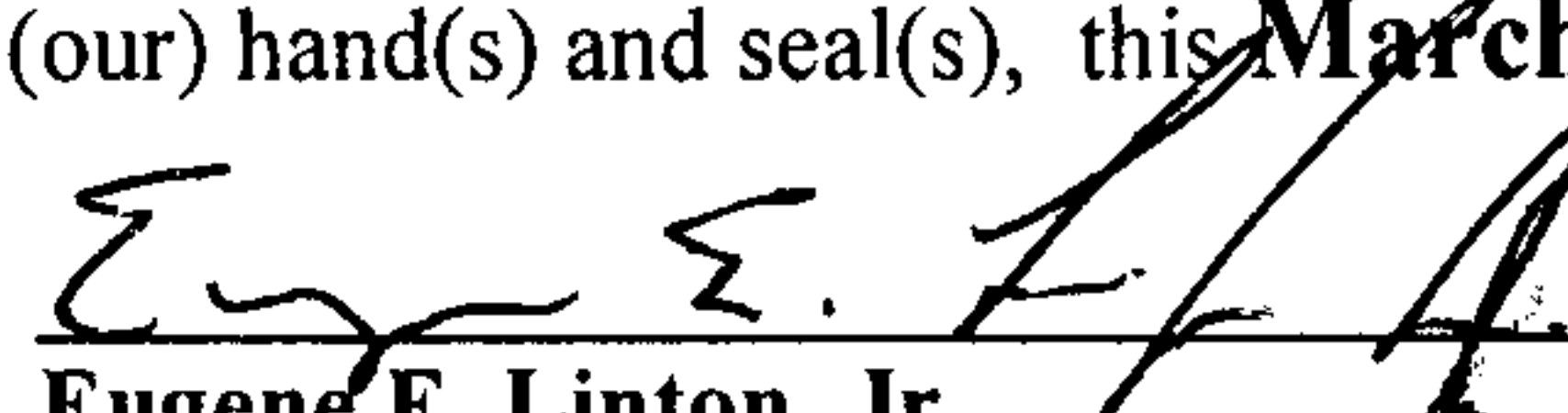

20100325000086640 1/2 \$224.00
Shelby Cnty Judge of Probate, AL
03/25/2010 12:48:27 PM FILED/CERT

Handwritten signatures:
EEL
VML
AJP
GP

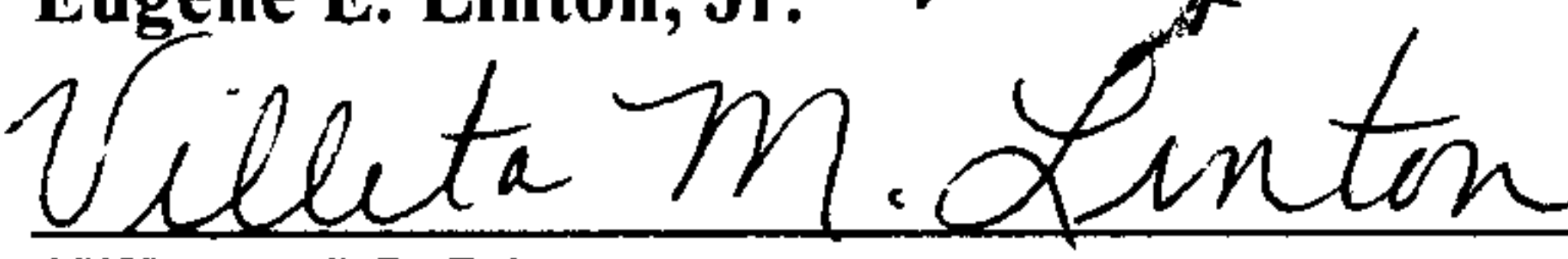
WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

Shelby County, AL 03/25/2010
State of Alabama
Deed Tax : \$210.00

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **March 22, 2010**



Eugene E. Linton, Jr. (Seal)



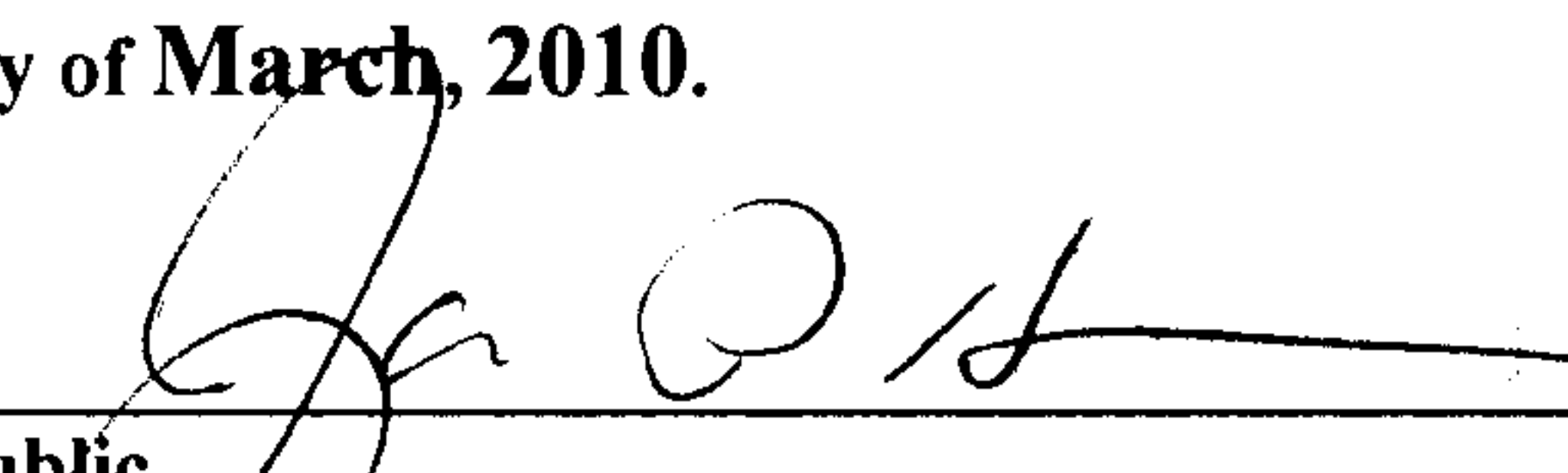
Villetta M. Linton (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eugene E. Linton, Jr. and wife, Villetta M. Linton, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 **22nd** day of **March, 2010**.



Notary Public.
(Seal)
My Commission Expires: 3/28/2010

