

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Charles Wesley Payne Jr.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



20111003000291200 1/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/03/2011 10:34:27 AM FILED/CERT

That in consideration of Two Hundred Twenty Five Thousand dollars and Zero cents (\$225,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Roland R. Fontaine, Jr. and wife, Tammie F. Fontaine (herein referred to as grantors) do grant, bargain, sell and convey unto Charles Wesley Payne Jr. and Julie L. Payne (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$219,296.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of September, 2011.

\_\_\_\_\_(Seal)

\_\_\_\_\_  
Roland R. Fontaine, Jr.

(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_  
Tammie F. Fontaine

(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_

(Seal)

\_\_\_\_\_

(Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHELBY

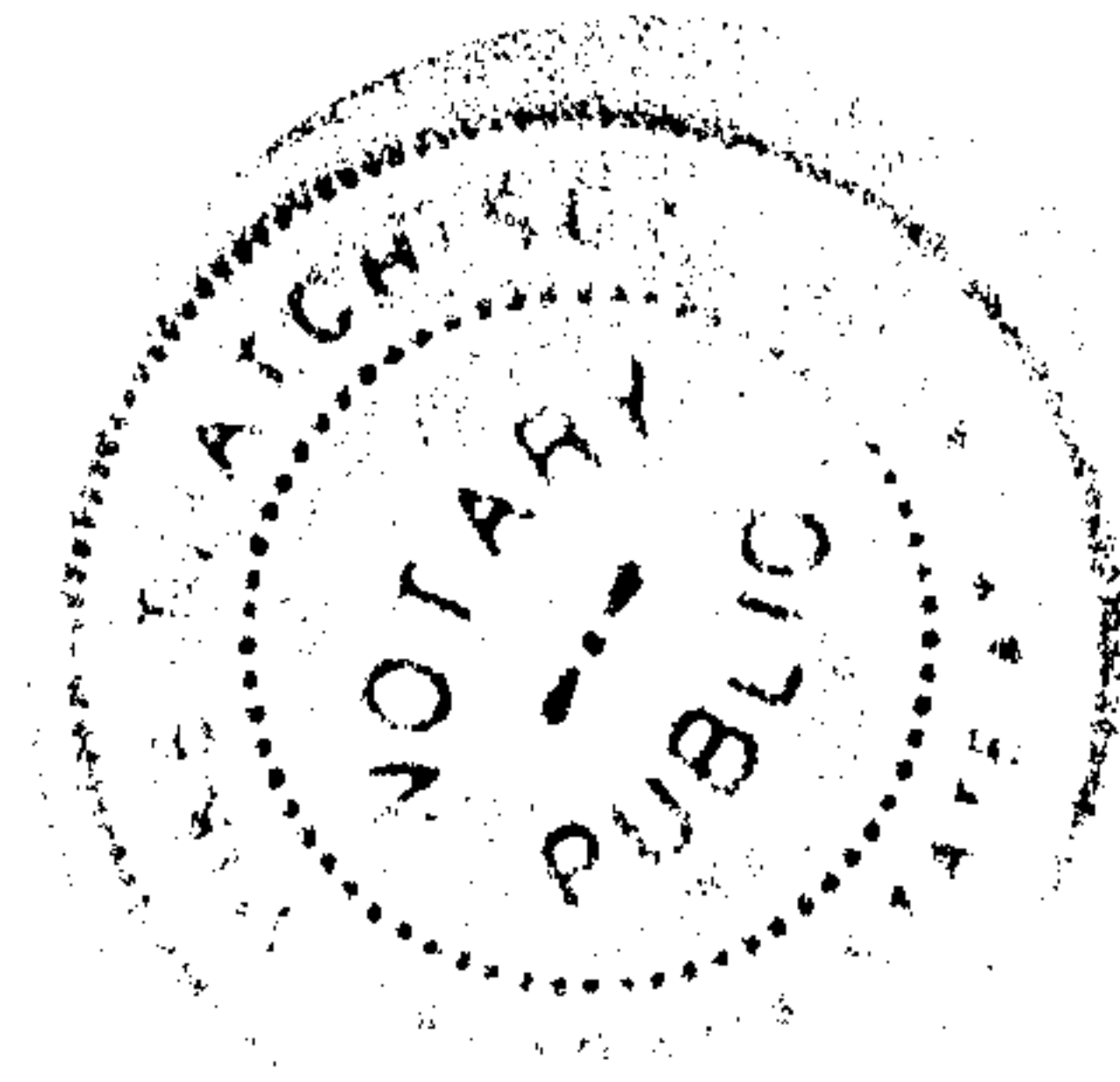
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roland R. Fontaine, Jr. and wife, Tammie F. Fontaine whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of September, 2011

\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-12

Shelby County, AL 10/03/2011  
State of Alabama  
Deed Tax:\$6.00



## EXHIBIT A

Commence at the SE corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 34, Township 20 South, Range 1 East; thence run West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 838.13 feet to a point; thence 89 degrees 05 minutes right run 40.0 feet to the northerly right of way of Shelby County Road #48 and the point of beginning; thence continue last described course for 1239.18 feet to the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence 89 degrees 02 minutes 20 seconds left run West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 210.0 feet; thence 90 degrees 57 minutes 40 seconds left run 1239.81 feet to the North right of way of said Shelby County Road #48; thence run 89 degrees 04 minutes 40 seconds left run East along said right of way for 210.0 feet to the Point of Beginning. Situated in Shelby County, Alabama. According to the survey of Thomas E. Simmons, L.S. 12945, dated March 13, 1992.

12 month chain of title: Deed from Gary V. Pugh, a single man and George E. Fletcher, a married man, to Roland R. Fontaine, Jr. and wife, Tammy F. Fontaine, dated September 15, 1993, recorded in Instrument #1993-28427.



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