

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**  
**Prepared without evidence of title.**

*Send Tax Notice to:*  
*James Franklin Payne*  
*6409 Advent Cir.*  
*Trussville al 35173*

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$165,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *The Estate of Ruby Florene Cuzzort Payne, Case No. PR-2026-000171, Shelby County, Alabama* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Elizabeth Ann Masoner and James Franklin Payne* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**The South half of Lot 10 and all of Lots 11 and 12, in Block 2, J.W. Johnson Subdivision, Columbiana Alabama, as recorded in Map Book 3, Page 24 in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this DTE day of February, 2026

*James Franklin Payne*  
**The Estate of Ruby Florene Cuzzort Payne**  
**Case No. PR-2026-000171, Shelby County, Alabama**  
**By: James Franklin Payne**  
**As: Personal Representative**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *James Franklin Payne as Personal Representative of The Estate of Ruby Florene Cuzzort Payne, Case NO. PR-2026-000171, Probate Office, Shelby County, Alabama*, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this DTE day of February, 2026.

*April Aldridge*  
Notary Public  
My Commission Expires: 8/19/26





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/13/2026 11:03:34 AM  
\$26.00 JOANN  
20260213000042070

*Allen S. Boyd*

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of  
Mailing Address Ruby Payne

Grantee's Name James Franklin Payne  
Mailing Address 6409 Advent Cir  
Trussville AL  
35173

Property Address 102 Center St  
Columbiana  
AL 35051

Date of Sale 2/12/26  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 165,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other tax value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Print James Franklin Payne

Unattested

(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one