

1375

## SEND TAX NOTICE TO:

(Name) Terry J. Falkner  
 3121 Brookhill Drive  
 Birmingham, AL 35243  
 (Address)

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P. O. Box 822, Columbiana, AL 35051

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED EIGHTY-SIX THOUSAND, THREE HUNDRED THIRTY-EIGHT AND no/100 DOLLARS

to the undersigned grantor, Toler Building Company, Inc., a corporation,  
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
 does by these presents, grant, bargain, sell and convey unto

Terry J. Falkner and wife, Ruth Falkner

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby  
 County, Alabama, to-wit:

Lot 32, according to the Amended Map of Phase I, MEADOW BROOK, 16th Sector,  
 as recorded in Map Book 9, Page 151 A & B, in the Probate Office of Shelby  
 County, Alabama.

BOOK 146 PAGE 533

Subject to taxes for current year, easements and restrictions of record.

1. Deed Tax \$ 57.00  
 2. Mtg. Tax ———  
 3. Recording Fee 250  
 4. Indexing Fee 100  
 TOTAL 61.00

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

1987 AUG 19 AM 10:19

Thomas A. Souders, Jr.  
 JUDGE OF PROBATE

\$129,200.00 of the purchase price recited above was paid from 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 said GRANTOR  
 does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said  
 premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,  
 and that it will and its successors 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, the said GRANTOR, by its President, Robert W. Toler, Jr.,  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of August, 1987.

ATTEST:

TOLER BUILDING COMPANY, INC.

By

Robert W. Toler, Jr.

President

STATE OF ALABAMA  
 COUNTY OF SHELBY

I, the undersigned,  
 State, hereby certify that Robert W. Toler, Jr.,  
 whose name as President of Toler Building Company, Inc.,  
 a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 18th

day of August,

1987.

Notary Public