

WHEREAS, on this the 4th day of January, 1990, Jefferson D. Falkner, Jr. and wife, Janice M. Falkner did hereby grant, bargain, sell and convey to William P. Powers, Jr. and wife, Rubye C. Powers to following described real estate:

Beginning at the Northwest corner of SW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, thence run South along the West boundary of said Section a distance of 264 feet to the North line of East College Street, said point being the front corner between the property of Frank Norris and the property of Willie S. Lokey, thence South 61 degrees and 30 minutes West, 269.0 feet to a point; thence run South 86 degrees and 30 minutes West, 224.15 feet to a point on the West line of Main Street and 3.0 feet South of the North line of West College Street; thence run North along the West line of Main Street a distance of 3.0 feet to the beginning point, being the Southeast corner of that certain two story brick building heretofore known as the Liles Building; thence continue North along the West line of Main Street a distance of 26.75 feet, more or less, to the center of that certain brick wall between the building now owned by Doris Farr and the building now occupied by Gunter Farm and Stock Company, Incorporated; thence run West along the center of said wall and the extension of said center line, if necessary, 93 feet to a point; thence run South and parallel with the West line of Main Street, 26.75 feet to the North line of West College Street; thence run East along the North line of said street a distance of 93 feet to the point of beginning; being a lot fronting 26.75 feet on the West side of Main Street and running back 93 feet of uniform width. Together with a perpetual right of way and easement for use as a foot passage, the passage of vehicles of all kinds and descriptions and for all other reasonable and usual purposes over an alley which said alley is hereby dedicated to the public, and described as follows, to-wit: Begin at a point on the North line of West College Street, which is the South line of the property conveyed by Eva M. Watson and husband to Henry Johnson by deed dated September 16, 1946, and recorded in the Probate Office of Shelby County, Alabama in Deed Book 125, Page 329, 93 feet West of the West line of Main Street, and run thence in a Northerly direction parallel with the West line of Main Street, 82 feet across said property conveyed to Henry Johnson to the Northern boundary line thereof; thence run Westerly along said Northern boundary line 8 feet to a point; thence run Southerly 82 feet and parallel with the West line of Main Street to the North line of West College Street, and the Southern margin of the property so conveyed to Henry Johnson; thence run Easterly 8 feet to the point of beginning. Situated in Shelby County, Alabama.

There is an easement to the rear of the building located on the above described property, that is owned by Jefferson D. Falkner. Jefferson D. Falkner does hereby grant to William P. Powers, Jr. and wife, Rubye C. Powers, their successors and/or assigns the permission to place a heat pump, air compressor, air conditioner and matters of such to service the building on said property.

I, Jefferson D. Falkner, do hereby grant permission to the above for such use of easement.

Jefferson D. Falkner
Jefferson D. Falkner

SHELBY COUNTY

STATE OF ALABAMA

I, the undersigned authority, a Notary Public in and for said Notary Public in and for said County, in said State, hereby certify that Jefferson D. Falkner, 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 4th day of January, 1990.

Michael P. Tully
Notary Public

MY COMMISSION EXPIRES APRIL 2, 1991

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

90 JAN -5 AM 9:32

Thomas A. Jones, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	
2. Stamp Tax	\$	
3. Notary Fee	\$	2.50
4. Notary Fee	\$	5.00
5. Notary Fee	\$	
6. Stamp Fee	\$	1.00
Total	\$	6.50

Mike A.