

State of Alabama }

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KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar and love and affection DOLLARS

DOLLARS

to the undersigned grantors Ethel B. Falkner and husband, Curtis J. Falkner
in hand paid by Ethel B. Falkner and husband, Curtis J. Falkner
the receipt whereof is acknowledged we the said Ethel B. Falkner and husband, Curtis J.
Falkner
do grant, bargain, sell and convey unto the said Ethel B. Falkner and husband, Curtis J. Falkner
as joint tenants with right of survivorship the following described real estate situated in

Shelby County, Alabama, to-wit:

Lots No. 11 and 12, in Block No. 4 according to J.W. Johnston's Addition to the Town of Columbiana, Alabama, as shown by Survey and Map of said Addition and made and certified by J.D. Moor, a Civil Engineer, and dated July 18th, 1924, as shown of record in the Probate Office of Shelby County, Alabama, and which said lots are more accurately described by a Survey made by Harold J. Lewis, a registered Surveyor, to wit:

Commencing at the Northwest corner of Section 25, Township 21, South, Range 1 West, and run thence East along said Section line, a distance of 645 feet to an iron pin marking the Southwest corner of the J.B. Turner residence lot; run thence South 7 degrees and 20 minutes East, a distance of 426.2 feet to a point on the curb at the Northwest corner of the intersection of Thompson and Center Streets; run thence South 13 degrees and 47 minutes East, a distance of 337.5 feet to a point on the East curb of Thompson Street at the Northwest corner of the present Public School Lot; run thence North 73 degrees and 14 minutes East, a distance of 507 feet to the Southwest corner of Lot no. 12 in Block No. 4 of said Johnston's addition and at the intersection of an old ditch and a fence line for the point of beginning of the lot or tract herein described and conveyed: Continuing thence North 73 degrees and 14 minutes East a distance of 16 feet, to the Southeast corner of Lot No. 12 in Block No. 4 of said Johnston's Addition; run thence North 49 degrees and 30 minutes East a distance of 140 feet to a point on the East line of Lot No. 11 in Block No. 4 of Johnston's Addition; run thence North 46 feet to the Northeast corner of said Lot No. 11 in Block No. 4; run thence West 140 feet to the Northwest corner of said Lot No. 11; run thence South along a fence, a distance of 100 feet to the point of beginning at the Southwest corner of said Lot No. 12 in Block No. 4 and being a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 25, Tp 21 South TO HAVE AND TO HOLD Unto the said Range 1 West,

Ethel B. Falkner and husband, Curtis J. Falkner

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 survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And We do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that ^{We} have a good right to sell and convey the same as aforesaid; that we will, and 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 seal, this 2 day of December, 1961.

WITNESSES:

John... P. Phillips.....(Seal.)

John C. Galt (Seal.)

.....(Seal.)

..... (Seal.)

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

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THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUST
BIRMINGHAM, ALABAMA

L. Conrad M. Fowler

hereby certify that Ethel B. Falkner and husband, Curtis U. Falkner 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

2 ~~1~~ day of December, 1961.

~~Probate Judge~~ ~~Shelby County, Ala.~~ ^{Notary Public}
Judge of Probate, Shelby County, Ala.

Conrad F. Stoecker
JUDGE OF PROBATE