

2026

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar & other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. D. Falkner and wife, Lorene Falkner; W. T. Bradley and wife, Helen Bradley

(herein referred to as grantors) do grant, bargain, sell and convey unto

J. D. Falkner and wife, Lorene Falkner

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the monument marking the NE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21, South, Range 1 West, as surveyed by Frank W. Wheeler; thence run South 89 deg. 00' West along North line of said Quarter Quarter Section a distance of 1016.4 feet to the NW corner of Henry Moon lot, being the point of beginning of lot herein described, and which is marked by an iron pin; thence turn an angle of 90 deg. to the left and run Southerly along the West boundary of said Moon lot and along the West boundary of the W.W. Rabren lot for a distance of 264 feet to the NE corner of the lot purchased by Sidney M. Bird, Jr. and wife, as shown by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 236, page 697; thence run Westerly along the North boundary of said Bird lot for a distance of 150 feet to the East boundary of East Sterrett Street; thence run Northerly along the East boundary of said Street to the North boundary of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 24; thence run Easterly along North boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ 150 feet to point of beginning.

Also, commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run North 2 deg. 19' West along the West boundary of Section 24, Township 21 South, Range 1 West a distance of 1311.26 feet to a point, being the NW corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Tp 21 S, Range 1 West; thence North 85 deg. 28' East along the North boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ (according to W. R. Parson's Survey of 1944) a distance of 1337 feet, being the NE corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, and also the point of intersection with an old established fence line; thence North 2 deg. 06' 30" West along said old fence line and being the East boundary of the Harris M. Gordon property a distance of 335.4 feet, more or less, to point of intersection of a fence separating the Frank Ellis property and the J. D. Falkner-W.T. Bradley property; thence South 48 deg. 22' East along the said fence separating the Frank Ellis and J. D. Falkner-W.T. Bradley property a distance of 207.6 feet, more or less, to a point marking the NE corner of the J. T. Davis property, and which is the point of beginning of the lot herein described; thence continue in the same direction for a distance of 262.4 feet, more or less, to a point on the North boundary of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 24; thence run Westerly along the North boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ to a point where said North boundary intersects the East boundary of said J. T. Davis property; thence run Northerly along the East boundary of said Davis property to the point of beginning.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 hand(s) and seal(s), this 26 day of August, 1966.

WITNESS:

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/30/66

12/30/66

RECORDED & \$ MTG. TAX

\$ 5.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

(J. D. Falkner)

(Lorene Falkner)

(W. T. Bradley)

(Helen Bradley)

STATE OF ALABAMA

SHELBY COUNTY

Conrad M. Fowler

General Acknowledgment

I, the undersigned JUDGE OF PROBATE, a Notary Public in and for said County, in said State, hereby certify that J. D. Falkner, Lorene Falkner, W. T. Bradley and Helen Bradley

whose name s 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 26 day of August, A. D., 1966.

NOTARY PUBLIC

Lannie Brasher

Notary Public.

LR