

This instrument was prepared by

(Name) **WALLACE & ELLIS, Attorneys**

(Address) **Columbiana, Alabama**

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eight Thousand and 00/100 Dollars (\$8,000.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Ernest Falkner and wife, Sara Falkner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Wales W. Wallace, Jr. and Frank C. Ellis, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

One lot in the City of Columbiana, Shelby County, Alabama, upon which is situated two store buildings, more recently occupied by the Jewel Box jewelry store and a taxi stand, but both of which are now vacant, described as follows: Beginning at a point on the East side, or margin of North Main Street, and at a point 148.17 feet, more or less, North of the point of intersection of the East margin of Main Street with the North margin of East College Street and marked by the SW corner of W. J. Horsley storehouse building, now the office of Wallace and Ellis, Lawyers, and being a point 2 feet North of the NW corner of the said buildings; run thence East along the South line of the said W. J. Horsley lot a distance of 60 feet; run thence South and parallel with the East line of Main Street a distance of 24 feet more or less to the North wall of the old Post Office Building, run thence west and parallel with the North line heretofore described and along the North wall of the old Post Office building a distance of 60 feet, more or less, to the East margin of Main Street; run thence North along the East margin of Main Street a distance of 24 feet, more or less, to the point of beginning and being known and designated as Lot Number 62-A as per W. J. Horsley's Map of the Town of Columbiana, Alabama

Being same lands conveyed by Ila F. Gordon, a widow, to Janet Darcey Haynes by deed Dated July 14, 1965, and filed on 20th July, 1965, and recorded in Deed Book 236, on page 577 in the Probate Office of Shelby County, Alabama.

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, 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** hands(s) and seal(s), this **3rd** day of **July**, 19**69**

(Seal)

(Seal)

(Seal)

Ernest Falkner

(Seal)

Sara Falkner

(Seal)

(Seal)

General Acknowledgment

I, **CE. BRAS**, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ernest Falkner and wife, Sara Falkner**

whose name **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 **3rd** day of **July**, A. D., 19**69**

Lance Bras

Notary Public.

BOOK 258 PAGE 516

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUL 7 1969
U.C.C. FILE NUMBER OR
BOOK & PAGE AS SHOWN ABOVE
SHELBY COUNTY