

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

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 TWENTY THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James E. Cox, Jr. and wife, Nora Lee Cox; and Lawrence Parker and wife, Gail Parker

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

Ernest Falkner, Jr. and wife, Sara 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:

The NW¹/₄ of the SW¹/₄ of Section 2, Township 20, Range 1 West, excepting strip of land of uniform width, containing a total of five (5) acres off of the South side of said forty acre tract.

Also, that part of the NE¹/₄ of the SW¹/₄ of Section 2, Township 20, Range 1 West, which lies Westerly of the right of way of the Columbiana-Chelsea macadamized road, as now located.

Except minerals and mining rights not owned by grantors, as well as any rights of way of record for public roads and the right of way of Colonial Pipeline Company shown of record in Volume 221, of deeds at page 206, in the Probate Office of Shelby County, Alabama.

19710311000009200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/11/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 MAR 11 PM 1:22
REC. BK. & PAGE AS SHOWN ABOVE
U.C. FILE NUMBER CR
CONFIRMED
JUDGE OF PROBATE

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 10 day of March, 1971

Laurence C Parker (Seal)
Gail Parker (Seal)
(Seal)

James E Cox Jr (Seal)
Nora Lee Cox (Seal)
(Seal)

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STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Cox, Jr., Nora Lee Cox, Lawrence Parker and Gail Parker 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 10 day of March, A. D., 1971

Frank Ellis L
Notary Public.