

This instrument was prepared by

10,1006W
5035
RETURN TO: FRANK C. GALLOWAY, JR.
CABANISS, JOHNSTON, GARDNER & CLARK
902 FIRST NATIONAL BUILDING
BIRMINGHAM, ALABAMA 35203
See 10/4 3/7 - 197

(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-THREE THOUSAND, ONE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ernest Falkner, Jr. and wife, Sara Falkner

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

Colin A. Pearson and wife, Diane E. Pearson

(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:

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ all in Section 2, Township: 20 South, Range 1 West, more particularly described as follows: Commence at the NW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 2, thence run South along the West line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section a distance of 543.50 feet to the point of beginning of the tract herein described; thence continue South along last described course 602.06 feet to a point, which is 163.65 feet North of the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence an angle to the left of 90 deg. 11' 30" and run East 1266.77 feet to a point on the Westerly right of way of the Columbiana to Chelsea county road (as same is constructed with an 80 feet right of way); thence an angle to the left of 54 deg. 03' and run North-easterly along said right of way 111.89 feet to the point of curve of a curve to the left having a radius of 830 feet and a total central angle of 46 deg. 59' and run Northerly a distance of 550.61 feet to a point; thence to the left and parallel with the North line of the SW $\frac{1}{4}$ of said Section a distance of 1487.78 feet to the point of beginning. Situated in Shelby County, Alabama.

19710922000039760 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/22/1971 12:00:00 AM FILED/CERT

\$13,000 of the purchase price paid for the above described
real estate was paid from a mortgage loan closed simultaneously
with the delivery of this deed.

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 21st day of September, 1971.

WITNESS:

STATE OF ALABAMA

SHELBY COUNTY

U.C.C. FILE NUMBER OR
REC'D BK. & PAGE AS SHOWN ABOVE

SEP 22 AM 8:14

CLERK OF PROBATE

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Ernest Falkner, Jr. (Seal)
Sara Falkner (Seal)
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernest Falkner, Jr. and wife, Sara 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September, A. D. 1971.

Frank C. Galloway, Jr.
Notary Public.