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(Name) Mr. Terry J. Falkner

(Address) _____

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

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 TWENTY TWO THOUSAND and NO/100 (\$22,000.00) DOLLARS

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

BEULAH C. BROWN, a single woman, formerly BEULAH C. WHATLEY,

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

TERRY J. FALKNER

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

That part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence run South 89 deg. 59 min. West a distance of 690.23 feet; thence run North 24 deg. 52 min. East a distance of 189.41 feet to an iron pipe, which is the Southeast corner of Aileen Oakes Lot; thence run South 50 deg. 28 min. West a distance of 124.49 feet to the point of beginning; thence turn an angle of 87 deg. 00 min. to the right and run a distance of 188.14 feet; thence turn an angle of 18 deg. 52 min. to the right and run a distance of 100.00 feet; thence turn an angle of 89 deg. 55 min. to the left and run a distance of 186.67 feet; thence turn an angle of 77 deg. 44 min. to the left and run a distance of 154.68 feet; thence turn an angle of 14 deg. 13 min. to the left and run a distance of 142.22 feet; thence turn an angle of 90 deg. 15 min. to the left and run a distance of 256.86 feet; thence turn an angle of 13 deg. 45 min. to the left and run a distance of 20.00 feet to the point of beginning.

SUBJECT to the following liens, encumbrances, limitations and easements:

1. Taxes for 1984 and subsequent tax years, for which Grantee is solely responsible.

2. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 90, at Page 229; Deed Book 138, at Page 227; Deed Book 195, at Page 101, and in Deed Book 232, at Page 101, in the Office of the Judge of Probate of Shelby County, Alabama.

3. Easement to City of Columbiana for a public street as shown by instrument recorded in Deed Book 233, at Page 678, in said Probate Records.

The consideration for this deed is paid by the proceeds of a loan of even date from First National Bank of Columbiana to Grantee and is secured by a purchase money mortgage of even date from Grantee to First National Bank of Columbiana executed and delivered simultaneously herewith.

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. There is no warranty or representation as to the condition or quality of any improvement upon this real estate.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 14th

day of January, 1984

See City 44209.82
1984 JAN 17 PM 1:09

Rec. 150
Ind. 100
9.50

Beulah C. Brown (Seal)
Beulah C. Brown

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beulah C. Brown, a single woman, formerly Beulah C. Whatley, whose name is signed to the foregoing conveyance, and who is 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 14th day of January, A. D., 1984

J.M.B.C.

Michelle Harless