

(Name) Mr. & Mrs. Gordon F. Faulkner, Sr.
431 Somerset Drive
 (Address) Birmingham, Alabama 35206

This instrument was prepared by 60
 (Name) James S. Lloyd, Attorney at Law
 (Address) 1900 City Federal Building, B'ham, AL 35203

Form 1-1.5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
GORDON F. FALKNER AND WIFE, MARY F. FALKNER

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

GORDON F. FAULKNER, SR. AND WIFE, MARY WALKER FAULKNER
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

The East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$; and beginning at the Southeast corner and running North 195 feet; thence West 660 feet; thence South 195 feet; thence East 660 feet to the starting point, containing 3 acres, more or less, and being a part of the Northeast Quarter of the Southwest Quarter; and beginning at the Southwest Corner and running East 152 feet thence North 8 degrees East, 240 feet to the Montevallo Road; thence Westerly along said road 167 feet; thence South 279 feet, to the starting point, containing .77 of an acre, more or less, and being a part of the Northwest Quarter of the Southeast Quarter; also, begin at the Southwest Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 18, Range 1 East; thence North 267 feet to the settlement road; thence in a Northeasterly to Northerly direction along said road 1134 feet to the intersection of the North boundary line of said forty acres, thence West 152 feet to the Northwest Corner of said forty acres, thence South 1053 feet to the starting point; this land being a part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 18, Range 1, East. All land herein described contains 28 acres, more or less, and being a part of Section 24, Township 18, Range 1 East, Shelby County, Alabama. It is hereby agreed that the settlement road running in a Southerly direction from Montevallo Road across the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, Township 18, Range 1, East, will not be closed.

ALSO: The West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, containing twenty (20) acres of land, in Section 24, Township 18, Range 1, East, Shelby County, Alabama.

The two above descriptions contain 48 acres of land, more or less.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 1st

day of May, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

Deed TAX 4.00
Rec 1.50
Jud 1.00
6.50
1984 MAY -2 AM 9:43
Judge (Seal)

Gordon F. Falkner (Seal)
 GORDON F. FALKNER
Mary F. Falkner (Seal)
 MARY F. FALKNER (Seal)

STATE OF ALABAMA }
 SHELBY COUNTY }

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

Given under my hand and official seal this 1st day of May, A.D., 19 84

Notary Public
 Notary Public

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