

This instrument was prepared by
(Name) Mike T. Atchison

(Address) P. O. Box 822, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-55

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

1040
SEND TAX NOTICE TO:
Jeff Falkner, Jr.
Post Office Box 1376
Columbiana, Alabama 35051

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY THOUSAND EIGHT HUNDRED AND NO/100 -----Dollars

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

Melvin Jack Dean and wife, Verna Mae Dean

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

Jefferson D. Falkner, Jr. and wife, Janice M. Falkner and

Jefferson D. Falkner, Sr. and wife, Lorene J. Falkner

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

Shelby

County, Alabama, to-wit:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West, and run North 2 deg. 58' West a distance of 1061.79 feet along the East boundary of said Section to a point; thence run South 71 deg. 28' West a distance of 69.50 feet to a point; thence run South 73 deg. 46' West a distance of 121.50 feet to the Southwest corner of the First National Bank of Columbiana lot and the point of beginning; thence run North 8 deg. 29' 30" West a distance of 107.0 feet to a point; thence run South 84 deg. 29' 30" West a distance of 94 feet, more or less, to a point; thence turn an angle to the left and run in a Southerly direction to a point which is 107 feet South 76 deg. 35' West of the point of beginning; thence North 76 deg. 35' East 107 feet to the point of beginning. Situated in the Town of Columbiana, Shelby County, Alabama.

SUBJECT to a life estate interest in caption lands to Mrs. Erma Dean, reserving for her benefit the right to reside in the dwelling house on caption property throughout the remainder of her natural life.

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 21st day of May, 1984

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

1984 MAY 21 PM 1:54

Seed Tax - 21.00
Rec 9.50
21.00
24.50

Melvin Jack Dean (Seal)

Verna Mae Dean (Seal)

Verna Mae Dean (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Melvin Jack Dean and wife, Verna Mae Dean, a Notary Public in and for said County, State, hereby certify that 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 21 day of May, A. D., 1984

Notary Public.