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Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

KNOW ALL MEN BY THESE PRESENTS.

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

W. M. DUNN and wife, BARBARA J. DUNN,

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

JEFFERSON DOWELL FALKNER, JR., and wife, JANICE M. 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:

A lot in the Town of Columbiana, Alabama, being a part of the SE 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West and sitated in the Northeast intersection of East College Street and Main Street in Columbiana, Alabama, and being the lot upon which a garage is situated and fronting 66 1/2 feet on the East side of Main Street and running back along the North side of East College Street a distance of 75 feet and being a part of Lot 62 according to Horsley's Map of Town of Columbiana; situated in Shelby County, Alabama.

\$22,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO:

The provisions of any unrecorded lease on subject property.

All easements and rights of way of record.

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 30th day of July 1984.

WITNESS:

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

1984 AUG -1 AM 10: 06

Thomas A. Anderson, Jr.
JUDGE OF COURT

(Sen)

(Seal)

(Seal)

W. M. Dunn

Barbara J. Dunn

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that W. M. Dunn and wife, Barbara J. Dunn,
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 30th day of July A. D. 1984

Form AIA-31

Notary Public