

SEND TAX NOTICE TO:

(Name) Mr. Jeff Falkner, Jr.
Post Office Box 1376
(Address) Columbiana, Alabama 35051

This instrument was prepared by
(Name) Mike T. Atchison, Attorney at Law
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of Twenty-Seven Thousand, Five Hundred and no/100 (\$27,500.00)---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Thomas C. Lovett, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Jefferson Dowell Falkner, Jr. and wife, Janice M. Falkner and
Frank R. Griffin and wife, Martha P. Griffin
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Located in the City of Columbiana, Shelby County, Alabama, a lot 100 feet by
200 feet in Section 26, Township 21 South, Range 1 West, described as follows:
Commence at the Northwest corner of the NE 1/4 of NW 1/4 of Section 26,
Township 21 South, Range 1 West, and run South 39 deg. 01 min. East a distance
of 1067.56 feet; thence run South 14 deg. 59 min. East a distance of 210.0 feet
to a point on the North right of way line of Alabama Highway No. 70; thence
turn an angle of 89 deg. 45 min. to the right and run South 74 deg. 46 min.
West a distance of 1764.0 feet to the point of beginning of the lot herein
described; thence turn an angle of 77 deg. 45 min. to the left and run South
2 deg. 49 min. East a distance of 200.0 feet; thence run North 74 deg. 46 min.
East and parallel with the South line of said Highway No. 70 a distance of
100.0 feet; thence North 2 deg. 49 min. West a distance of 200.0 feet to the
South right of way line of Alabama Highway No. 70; thence run South 74 deg.
46 min. West and along the South line of said right of way 100.0 feet to the
point of beginning.

Subject to taxes for 1985 and subsequent years.

\$ 27,500.00 of the above recited purchase price was paid from a mortgage
recorded 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.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this
day of 19 85.

1985 AUG 13 AM 9:37
Rec 2.50
Jul 3.00
3.50
(Seal)
(Seal)
(Seal)

Thomas C. Lovett (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Thomas C. Lovett, a single man
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 1st day of August A. D., 1985.
Notary Public