

Central State Bank
P. O. Box 180
Calera, AL 35040

SEND TAX NOTICE TO:

(Name) Tommie Falkner
Rt. 3, Box 144
(Address) Calera, AL 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

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 Fifty Thousand and no/100 (\$50,000.00) DOLLARS

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

Roy Lester Parsons and wife, Barbara H. Parsons

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

Tommie Falkner, Shirley Falkner, Paul Byram, Pearl Byram, and Thomas P. Falkner

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lots 13 and 14, in Block 1, according to the Survey of Dunwar Estates, as recorded in Map Book 3, Page 154, and as amended description according to affidavit of B. S. Wheeler, dated July 14, 1961, and recorded in Deed Book 216, Page 500 in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

\$30,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$20,000.00 of the above recited purchase price was paid from Official Check purchased with funds from Paul Byram & Pearl Byram.

1	20.00
2	4.50
3	3.80
4	1.00
5	1.00
C. S.	1.00
Total	29.30

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

day of

WITNESS:

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

90 OCT -4 PM 3:02

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

Roy Lester Parsons
Roy Lester Parsons

Barbara H. Parsons
Barbara H. Parsons

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roy Lester Parsons and wife, Barbara H. Parsons whose name is 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

4th

day of

October

A. D., 19 90