

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Tenina Boike/Robert Freeman

Inst # 1993-10635

STATE OF ALABAMA)

COUNTY OF SHELBY)

04/19/1993-10635
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 22.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten Thousand, Five Hundred (\$10,500.00) Dollars and other good and valuable consideration, to the undersigned grantor, Steve Faulkner and wife, Donna Faulkner, in hand paid by Tenina Boike and Robert E. Freeman, the receipt whereof is hereby acknowledged, the said Steve Faulkner and wife, Donna Faulkner (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Tenina Boike and Robert E. Freeman (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Easements for ingress and egress as set out in Real 393, Page 441, in Probate Office.

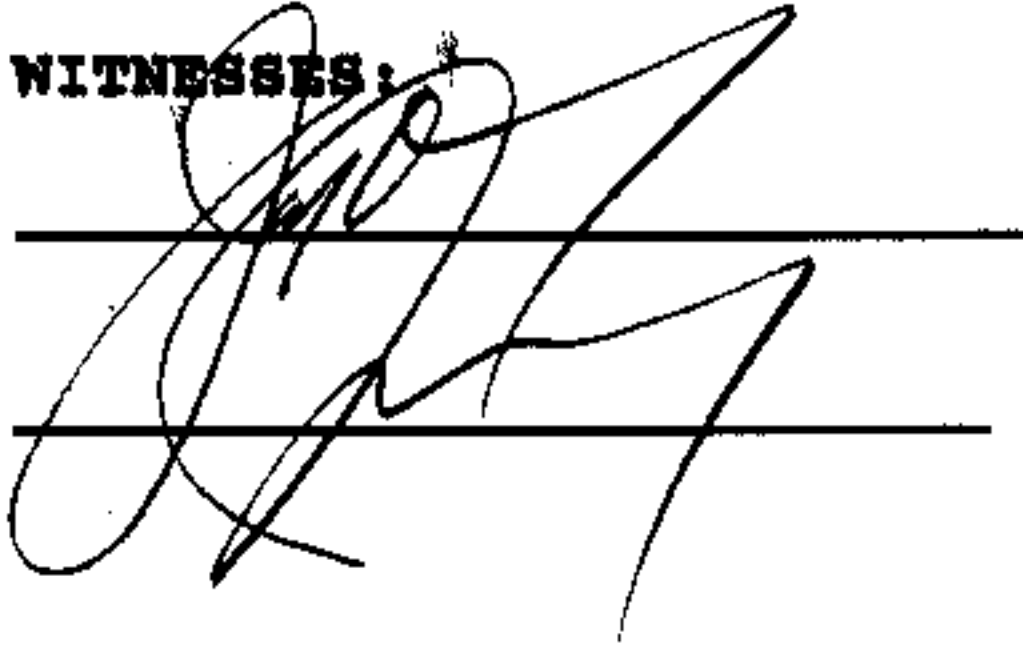
TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 said Steve Faulkner and wife, Donna Faulkner, do for themselves, their heirs and assigns, covenant with said Tenina Boike and Robert E. Freeman, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they

will and their heirs and assigns shall, warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 14th day of April, 1993.

WITNESSES:





Steve Faulkner


Donna Faulkner

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve Faulkner and wife, Donna Faulkner, whose names 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 seal this 14th day of April, 1993.



Notary Public

My Commission Expires: 2 May 95

That part of the South Half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter (S. 1/2, NW 1/4, NW 1/4, SW 1/4) of Section 6, Township 19 South, Range 1 East, Shelby County, Alabama; lying East of the road described more particularly as follows:
Begin at the Southeast corner of the South half of said 1/4-1/4-1/4 section, thence run North along the East line of said South half 330.78 feet, thence turn left 90 deg. 37 min. 00 sec. and run West along the North line of said South Half 237.23 feet to the center of a tar and gravel road.

Thence run Southerly along the center of said road the following bearings and distances:

Thence turn left 52 deg. 41 min. 32 sec. a distance of 55.54 feet,
Thence turn left 13 deg. 16 min. 32 sec. a distance of 43.07 feet,
Thence turn left 37 deg. 52 min. 30 sec. a distance of 37.44 feet,
Thence turn left 18 deg. 45 min. 41 sec. a distance of 68.71 feet,
Thence turn right 13 deg. 45 min. 31 sec. a distance of 52.01 feet,
Thence turn right 19 deg. 21 min. 15 sec. a distance of 50.17 feet,
Thence turn right 11 deg. 05 min. 12 sec. a distance of 54.73 feet to a point on the South line of the South Half of said 1/4-1/4-1/4 section,
Thence turn left 101 deg. 35 min. 36 sec. and run East 233.52 feet to the point of beginning.

LESS AND EXCEPT the West 15 feet of said parcel which is reserved as half of a non-exclusive right-of-way for ingress and egress.
All being situated in Shelby County, Alabama.

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