

This Form Provided By

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) W. E. "Bo" Murphy(Address) 2038 Shady Crest Drive
Birmingham Ala 35216-5411

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

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-Five Thousand and no/100 (\$25,000.00)-----DOLLARSto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Jeff D. Falkner, Jr., a married man

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

W. E. "Bo" Murphy

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:Lots 6 and 7, according to the unrecorded map of Paradise Point Marina, Lease
Lots, being more particularly described as follows:Commence at the NE corner of the SE 1/4 of SW 1/4, of Section 36, Township 21
South, Range 1 East, Shelby County, Alabama, and run South along the East line
of said 1/4-1/4 Section a distance of 375 feet to the point of beginning; thence
turn right and run West 175 feet to a point; thence turn right and run South 225
feet, more or less, to a point on the 397 contour of Lay Lake Reservoir; thence
run East along said 397 contour 175 feet, more or less, to a point on the East
line of said SE 1/4 of SW 1/4; thence run North along said East line 225 feet,
more or less, to the point of beginning.

Situated in Shelby County, Alabama.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights
of way, and permits of record. Subject also to mortgages from Jeff D. Falkner,
Jr., to First National Bank of Columbiana, recorded in Real Record 372, Page
726, and Instrument #1992-27413, in Probate Office.\$5,000.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS
SPOUSE.

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 3rd
day of March, 1994.

(Seal)

Jeff D. Falkner, Jr.
Jeff D. Falkner, Jr.

(Seal)

(Seal)

(Seal)

(Seal)

03/07/1994-07341
12:53 PM CERTIFIED

(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 Jeff D. Falkner, Jr., a married 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 he executed the same voluntarily
on the day the same bears date.Given under my hand and official seal this 3rd day of March, A. D., 1994

Notary Public.

Inst # 1994-07341

03/07/1994-07341
12:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

WTA