

SEND TAX NOTICE TO:

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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
 (205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Marvin Jones
102 Paradise Point Drive
 (Address) Columbiana, AL 35051

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-Seven Thousand and no/100

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

Jeff D. Falkner and wife, Janice McCormick Falkner
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Marvin Jones and wife, Darlene Jones

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

Shelby

County, Alabama to-wit:

The South 190 feet of the North 340 feet of the following described property:
 A 210 foot strip of uniform width lying 60 feet West and parallel to the East boundary of the NW 1/4 of the SW 1/4, which lies South of Shelby County Road No. 28, in Section 36, Township 21 South, Range 1 East, Shelby County, Alabama.

Together with a non-exclusive easement over and across the existing driveway lying North of caption lands to provide ingress and egress to Shelby County Highway #28. This easement shall inure to the benefit of the grantees, their heirs, successors, and assigns, and shall run with the land.

Grantors further reserve the right to use the existing driveway across caption lands to serve as an access easement to additional property lying South of caption lands owned by the grantors.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way, minerals and mining rights, and permits of record. Also subject to that certain mortgage from Jeff D. Falkner and wife, Janice McCormick Falkner, to Shelby State Bank (Now known as First Alabama Bank), dated May 1, 1986, recorded in Real Record 070, Page 484, in Probate Office. The North 40 feet of caption lands is also subject to mortgage to First Alabama Bank recorded in Real Record 69, Page 678. \$56,500.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 4thday of March, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff D. Falkner and wife, Janice McCormick Falkner 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 4th day of March, A. D., 19 94

Notary Public.

Inst # 1994-07685

03/09/1994-07685
 10:07 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 9.04