

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Jefferson D. Falkner, III

(Address) P.O. Box 371
COLUMBIANA, AL. 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 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 Eighty Thousand and no/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Johnny L. Lowe, Jr. and wife, Jean F. Lowe

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

Jefferson D. Falkner, III

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$69,600.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1994-15730

05/16/1994-15730
09:30 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MJS 22.50

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, we have hereunto set our hands(s) and seal(s), this 13th day of May, 1994.

(Seal)

(Seal)

(Seal)

Johnny L. Lowe, Jr.
Jean F. Lowe

(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 Johnny L. Lowe, Jr. and wife, Jean F. Lowe 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 official seal this 13th day of May, A. D., 1994.

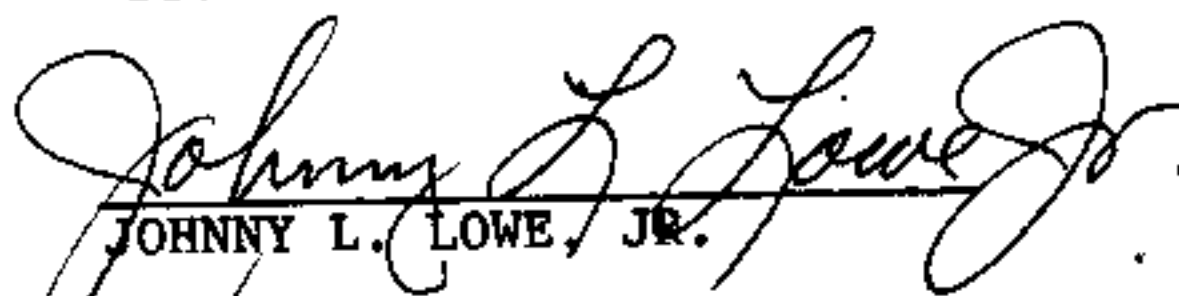
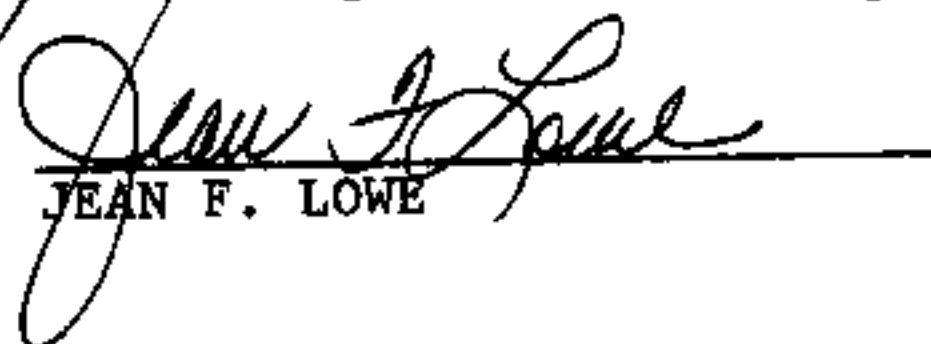
Mike T. Atchison
Notary Public.

Inst # 1994-15730

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West; thence run North along the West boundary line of said SE 1/4 of SW 1/4, a distance of 715.73 feet to the point of beginning of the lot herein described; thence turn an angle of 89 degrees 06 minutes 44 seconds to the right and run Easterly a distance of 133.65 feet to an iron pipe found on the West margin of East Sterrett Street; thence turn an angle of 90 degrees to the left and run Northerly along said West margin a distance of 126.0 feet to a crimped pipe found; thence turn an angle of 90 degrees to the left and run Westerly a distance of 150.0 feet to an iron pipe found; thence turn an angle of 90 degrees to the left and run Southerly a distance of 126.0 feet to a #5 re-bar set; thence turn an angle of 90 degrees to the left and run Easterly a distance of 16.35 feet to the point of beginning. Said lot is lying in the SE 1/4 of SW 1/4 and SW 1/4 of SW 1/4, all in Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:


JOHNNY L. LOWE, JR.

JEAN F. LOWE

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