

*This Form Provided By*  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:  
(Name) J. D. Falkner  
(Address) P.O. Box - 796 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 Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Lorene J. Falkner, a married woman, and Lilla J. Bristow, a married woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
J. D. Falkner and wife, Lorene J. 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: 05/25/1994-16869

**10:30 AM CERTIFIED**  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

The West Half of the following described property:

11 acres in NE corner of NE 1/4 of SW 1/4, less 1 acre in SW corner.  
N 1/2 of NW 1/4 of SE 1/4, less 1 acre across South end of NW 1/4 of NW 1/4 of SE 1/4; NW 1/4 of NE 1/4 of SE 1/4. 2 acres in NW corner of NE 1/4 of NE 1/4 of SE 1/4, being 318 feet East and West and 210 feet North and South. All above described being in Section 14, Township 22 South, Range 1 West, Shelby County, Alabama.

ALSO, All the E 1/2 of SW 1/4 of SE 1/4 and SE 1/4 of NW 1/4 of SE 1/4, and all of the SW 1/4 of NE 1/4 of SE 1/4, and all of the W 1/2 of SE 1/4 of SE 1/4, Section 14, Township 22 South, Range 1 West, lying North of Shelby County Road #42, all in Shelby County, Alabama, said property comprising all those blocks of Shelby Highlands subdivision, lying North of County Road #42.

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

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

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 13th day of May, 19 94

WITNESS:  
\_\_\_\_\_(Seal) Lorene J. Falkner (Seal)  
\_\_\_\_\_(Seal) Lilla J. Bristow (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lorene J. Falkner and Lilla J. Bristow 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 13th day of May, A. D., 19 94  
Lance Brasher  
Notary Public.

Inst # 1994-16869