

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) Walter T. Fink  
465 Lokey Lane  
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law  
Post Office Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 3/82

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 One Hundred Forty-One Thousand, Seven Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Tommie B. Falkner and wife, Shirley J. Falkner; and  
Thomas P. Falkner, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Walter T. Fink and wife, Sharon J. Fink; and  
Mary G. Jarnagin, a single woman

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

Shelby County, Alabama to-wit:

Lot 6, according to "Sunrise Cove" as shown by subdivision map recorded in Map Book  
5, Page 31, in the Probate Office of Shelby County, Alabama.  
Except one-half interest in minerals and mining rights, previously excepted.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights  
of way, and permits of record.

\$134,600.00 of the above recited consideration was paid from a mortgage recorded  
simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THOMAS P. FALKNER, OR OF HIS  
SPOUSE.

10/12/1994-30986  
10:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 18.00

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 10th

day of October, 19 94.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Tommie B. Falkner (Seal)  
Shirley J. Falkner (Seal)  
Thomas P. Falkner (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Tommie B. Falkner, Shirley J. Falkner, and Thomas P. Falkner  
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 10th day of October A. D., 19 94

[Signature]  
Notary Public.

Inst # 1994-30986