

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

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

(Name) Paradise Marina, Inc.

(Address) 3781 Locksley Drive  
Birmingham, Alabama 35227

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-27 Rev. 1-66

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED THOUSAND AND NO/100-----(\$300,000.00)

to 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

PARADISE MARINA, INC., a corporation,

(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

Inst # 1994-34365

11/17/1994-34365  
03:50 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 17.00

\$294,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 16th day of November, 1994.

(Seal)

(Seal)

(Seal)

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

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, 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 16th day of November, A. D., 1994

Mike T. Atchison  
Notary Public.

My Commission Expires: 10/16/96

Inst # 1994-34365

EXHIBIT "A"

That part of the SE 1/4 of the SW 1/4 of Section 36, Township 21 South, Range 1 East, in Shelby County, Alabama, which lies North and West of Flat Branch and above the 397 contour of Lay Lake.  
Situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

That certain parcel previously conveyed to W. E. "Bo" Murphy as described in deed recorded in Instrument #1994-07341, in Probate Office.

That certain parcel previously conveyed to Fred Seavers, III and Belinda G. Seavers, as described in deed recorded in Instrument #1994-10634, in Probate Office.

That certain parcel previously conveyed to Douglas Roy Evans, Jr. and wife, Delane D. Evans, as described in deed recorded in Instrument #1994-15848, in Probate Office.

ALSO, LESS AND EXCEPT the following described parcel, which is under ground lease to Lee Gober, more particularly described as follows:

Lots 4 and 5, 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 375.00 feet to a point; thence turn right and run West 175 feet to the NE corner of Lot 5, and the point of beginning of the property herein described; thence continue West 153 feet, more or less, to the NW corner of Lot 4; thence run South along the West line of Lot 4 a distance of 185 feet, more or less, to a point on the 397 contour line of Lay Lake Reservoir; thence run in a Southeasterly direction a distance of 160 feet, more or less, along said 397 contour to the SE corner of Lot 5; thence run in a Northerly direction along the Easterly line of Lot 5 a distance of 225 feet, more or less, to the point of beginning.

This property is sold subject to that certain mortgage from Jeff D. Falkner, Jr., a married man, to First National Bank of Columbiana, dated November 16, 1992, recorded as Instrument #1992-27413, in the Probate Office of Shelby County, Alabama.

Grantees guarantee access to existing residences now in place.

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