

SEND TAX NOTICE TO:

(Name) William J. Belmont, Jr.
(Address) 227 West Valley Ave.
Birmingham, AZ 35209

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 Two Hundred Seventy-Six Thousand, Two Hundred Seventy-One and 49/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jeff D. Falkner, Jr. and wife, Janice M. Falkner

(herein referred to as grantors) do grant, bargain, sell and convey unto
William J. Belmont, Jr. and Paula Belmont

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

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degree 51 minutes East 1238.19 feet to the South right of way of Alabama Highway 70; thence 99 degrees 12 minutes left 346.21 feet along said right of way; thence 90 degrees right 200.00 feet to the point of beginning; thence continue in the same Southerly direction 520.72 feet to the center of Town Creek; thence 87 degrees 35 minutes 41 seconds left 96.75 feet along the centerline of said creek; thence 3 degrees 40 minutes 30 seconds right 100.01 feet along the centerline of said creek; thence 1 degree 03 minutes 38 seconds right 52.34 feet along the centerline of said creek to the West right of way of Alabama Highway 25; thence 63 degrees 36 minutes 52 seconds left 656.92 feet along said right of way; thence 119 degrees 27 minutes 39 seconds left 126.38 feet to the SW corner of the A.J. Dill lot; thence 84 degrees left 2.14 feet to the SE corner of the H.B. Morris lot; thence 83 degrees 45 minutes right 206.84 feet to the SW corner of the G.R. Holcombe lot; thence 83 degrees 45 minutes left 25.98 feet to the SE corner of the L.P. Johnson lot; thence 79 degrees 21 minutes 38 seconds right 74.00 feet to the SE corner of the G. Nobles lot; thence continue in the same direction 99.90 feet to the SE corner of the W.W. Pate lot; thence 00 degrees 04 minutes 52 seconds left 100.00 feet to the SW corner of the W.W. Pate lot and the point of beginning.

According to survey of Barton F. Carr, RLS #16685, dated April 6, 1989.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way and permits of record. Also subject to mortgage to First National Bank of Columbiana, as recorded in Instrument #1992-27414, in Probate Office.

GRANTORS HEREIN RESERVE THE RIGHT TO THE USE OF ONE FACE OF THE BILLBOARD SITUATED ON SUBJECT PROPERTY, FACING THE INTERSECTION OF HIGHWAYS #25 and #70 FOR PERPETUITY.

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 16th day of November, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

Jeff D. Falkner, Jr. (Seal)
Jeff D. Falkner, Jr.
Janice M. Falkner (Seal)
Janice M. Falkner

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, Jr. and wife, Janice M. 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 16th day of November, A.D. 1994

[Signature]
Notary Public.

Inst # 1994-34387