

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) William J. Belmont, Jr.
227 West Valley Avenue
(Address) Birmingham, Alabama 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 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,
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 County, Alabama to-wit:

Commence at the NW corner of the NE 1/4 of NW 1/4 of Section 26, Township 21 South, Range 1 West, and run South along the West line of said 1/4-1/4 Section 1238.19 feet to the South right of way of Alabama Highway No. 70; thence turn an angle of 99 degrees 12 minutes to left and run along the South right of way line of said Alabama Highway #70 a distance of 336.01 feet, more or less, to the point of beginning, being the Northwest corner of William Wallace Pate, Jr. and Erlinda Pate Lot; thence continue in the same direction along the South right of way line of said Highway #70 a distance of 100 feet to the NW corner of Gloria Nobles lot; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 200.00 feet; thence turn an angle of 90 degrees 00 minutes right and run a distance of 100 feet; thence turn an angle of 90 degrees 00 minutes right and run 200 feet to point of beginning.
Situating in Shelby County, Alabama.

Subject to taxes for 1995 and subsequent years.

Subject to that certain mortgage to First National Bank of Columbiana, as recorded in Instrument #1992-27414, in Probate Office.

12/27/1994-37362
12:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 the same shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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 27th

day of December, 19 94.

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 27th day of December, A.D., 19 94

Mike T. Atchison
Notary Public.

Inst # 1994-37362