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SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Stewart Gragg

(Address) 52 Murphy Lane
Columbiana Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 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 Fifty-Two Thousand and no/100 DOLLARS

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

Stewart Gragg

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 13 and 14, 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, 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 feet to a point; thence turn right and run West a distance of 175 feet to the point of beginning; thence continue West a distance of 153 feet to the SW corner of said Lot 14; thence run in a Northeasterly direction a distance of 274 feet to the NW corner of said Lot 13; thence run East along the North line of said Lot 13 a distance of 125 feet to the NE corner of same, being a point on the West line of Lot 10 of said unrecorded map; thence run South along the West lines of Lots 10, 9, and 8, a distance of 220 feet, more or less, to the point of beginning.

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

Subject also to the statutory rights of parties entitled to redeem under that certain foreclosure deed from Douglas Roy Evans, Jr. and wife, Delane D. Evans, to Jeff D. Falkner, Jr., dated December 7, 1994, recorded as Instrument #1994-35964, in Probate Office.

\$52,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith. Said mortgage is a wrap-around mortgage to existing mortgages to First National Bank of Columbiana.

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 GRANTEE, 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 8th day of February, 1995

(Seal)

Jeff D. Falkner, Jr. (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff D. Falkner, Jr. 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 8th day of February A. D., 1995.

[Signature of Notary Public]

Notary Public.

Inst # 1995-03808

2/10/1995-03808
5:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50
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