

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Jeff D. Falkner, Jr.
(Address) P.O. Box 1376
Columbiana AL 35051

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(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 Fifty Thousand Five Hundred 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,

Fred Seavers, III and wife, Belinda G. Seavers

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jeff D. Falkner, Jr.

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

Lots 8, 9, and 10 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 110 feet to the point of beginning; thence continue South along said East line 275 feet to a point; thence turn right and run West 175 feet to a point; thence turn right and run North parallel with the East line of said forty 285 feet to a point; thence run Southeasterly 185 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Inst # 1995-17969

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 61.50

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, we have hereunto set our hands(s) and seal(s), this 19 day of June 95, 19

(Seal) Fred Seavers, III (Seal)
(Seal) Belinda G. Seavers (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 Fred Seavers, III and Belinda G. Seavers 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 19 day of June A. D., 19 95

Matthew J. Wilder
Notary Public.

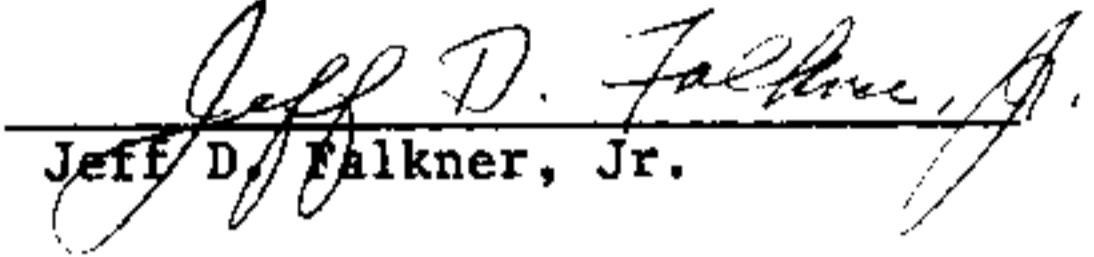
STATE OF ALABAMA

FULL SATISFACTION OF RECORDED LIEN

SHELBY COUNTY

Know All Men by These Presents, That, the undersigned, Jeff D. Falkner, Jr. acknowledges full payment of the indebtedness secured by that certain Real Property mortgage executed by Fred Seavers, III and wife, Belinda G. Seavers, which said mortgage was recorded in the office of the Judge of Probate of Shelby County, Alabama, in Instrument No. 1994-10635, and the undersigned does further hereby release and satisfy said mortgage.

In witness whereof, the undersigned, Jeff D. Falkner, Jr., has caused these presents to be executed this 19 day of June, 1995.


Jeff D. Falkner, Jr.

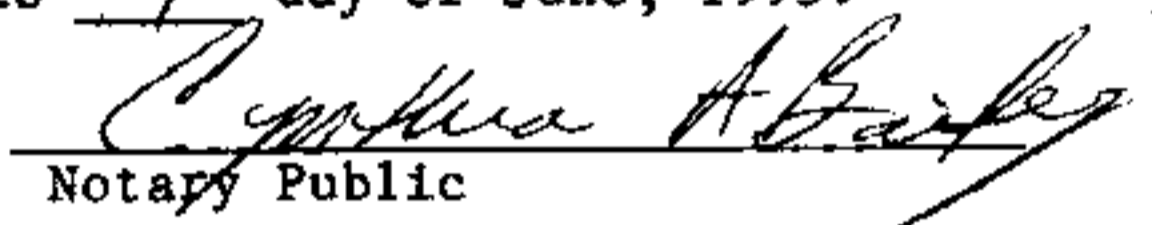
STATE OF ALABAMA

SHELBY COUNTY

GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, Notary Public, in and for said County, in said State, hereby certify that Jeff D. Falkner, Jr. whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and Official seal this 19 day of June, 1995.


Notary Public

Notary Public, Alabama, State at Large
My Commission Expires March 1, 1999

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