

SEND TAX NOTICE TO:

Mr. & Mrs. Laden R. Falls
184 Stratford Circle
Pelham, AL 35124

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
3000 Riverchase Galleria, Suite 490
Birmingham, Alabama 35244

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FORTY-ONE THOUSAND AND NO/100...(\$141,000.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **KEITH A. BIALKO, SR. and KATHARINA BIALKO, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **LADEN R. FALLS and MARIE B. FALLS (herein referred to as GRANTEES)** as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY County, Alabama** to-wit:

Lot 2, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes for 1996 and subsequent years, not yet due and payable.
2. Easements, Restrictions, Agreements, Rights-of-Way, Transmission Line Permits, & Building Set Back Lines of record.
3. Mineral and mining rights as recorded in Deed Bk. 6, page 22.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

Inst # 1996-10599

**04/02/1996-10599
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 152.00**

Inst # 1996-10599

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of March, 1996.

 (Seal)
KEITH A. BIALKO, SR.


 (Seal)
KATHARINA BIALKO

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEITH A. BIALKO, SR. and KATHARINA BIALKO, Husband and Wife, 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 29th day of March, 1996.


Notary Public

RECORDED THRU BOOKS

Inst # 1996-10599

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