

\$500.00
PC 11064-96

WARRANTY DEED

State of Alabama)
Shelby County)

Know All Men By These Presents:

That in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, Dorothy Farley-Faulkner, a married woman, (herein referred to as "Grantor", whether one or more than one), grants, bargains, sells, and conveys unto Raymond E. Faulkner and , (herein referred to as "Grantee", whether one or more than one), the following described real estate, situated in Shelby, Alabama, to wit:

Part of the Southwest quarter of the northeast quarter of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of the said Southwest quarter of the Northeast quarter run Westerly along the North boundary of said quarter-quarter Section for a distance of 220.29 feet, more or less to a point on the Southeast right of way line of U. S. Highway No. 31; thence run Southwesterly along the Southwest right of way line of U. S. Highway No. 31 for a distance of 733.65 feet to the point of beginning; thence continue along said Southeast right of way line for a distance of 164.46 feet; thence turn an angle to the left of 115 degrees 44 minutes 45 seconds and run in an easterly direction for a distance of 633.67 feet, more or less, to a point on the East line of said Southwest quarter of Northeast quarter; thence turn an angle to the left of 91 degrees 32 minutes 15 seconds and run in a Northerly direction along said East line of Southwest quarter of Northeast quarter for a distance of 144.56 feet; thence turn an angle to the left of 88 degrees 04 minutes 47 seconds and run in a Westerly direction for a distance of 558.59 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Subject to Advalorem taxes for the years 1996, and thereafter; covenants, restrictions, easements, and rights of way of record.

Grantor warrants that no part of the above described property constitutes her homestead or that of her spouse.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the said to the said Grantee, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on May 03, 1996.

Dorothy Farley-Faulkner (Seal)
Dorothy Farley-Faulkner

_____ (Seal)

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Farley-Faulkner, 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 said conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official on May 03, 1996.

Norma Guthrie
Notary Public
My commission expires: 10-31-99
Inst # 1996-15295

This instrument was prepared by : Larry R. Newman, Attorney at Law
3055 Lorna Road, Birmingham, Alabama 35216

05/09/1996-15295
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

Maqualia

Inst # 1996-15295