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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

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

This instrument was prepared by

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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 FIFTY SIX THOUSAND 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., a married man,

(herein referred to as grantors) do grant, bargain, sell and convey unto

FRED E. VOLZ, JR. and wife, BRENDA K. VOLZ,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, 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 224 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 line of Lots 10, 9, and 8, a distance of 220 feet, more or less, to the point of beginning. Together with rights of ingress and egress over Murphy Lane as guaranteed by deed recorded in Instrument #1994-34365, in Probate Office.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$51,534.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OF HIS SPOUSE.

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 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 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, I have hereunto set my hand(s) and seal(s), this 21st

day of August, 1996.

WITNESS:

(Seal)

(Seal)

(Seal)

Jeff D. Falkner, Jr.  
Jeff D. Falkner, Jr.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Jeff D. Falkner, Jr., a married man,

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 21st

day of August

A. D. 1996

Notary Public

My Commission Expires: 10/16/96

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1996-274279661

01:40 PM  
08/22/1996  
SHELBY COUNTY JUDGE OF PROBATE  
13.00