

SEND TAX NOTICE TO:

(Name) Jeff Falkner

(Address) P.O. Box 1376
Columbiana, Ala 35051

This instrument was prepared by:

(Name) Michael T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-3 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 Eighty Two Thousand Five Hundred And no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jonathon E. Warren, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jeff Falkner and wife, Janice M. Falkner

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$80,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1998-38392

10/01/1998-38392

02:44 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH 13.50

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 30th

day of September, 19 98.

WITNESS:

(Seal) Jonathon E. Warren (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Shelby COUNTY }

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

hereby certify that Jonathon E. Warren whose name _____ 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 30th day of September, A. D., 19 98

My Commission Expires: 10/16/2000
[Signature] Notary Public

LEGAL DESCRIPTION
EXHIBIT "A"

PARCEL I:

Lots 6 and 7, in Block 3, according to the survey of J. W. Johnston's Addition to the Town of Columbiana, as recorded in Map Book 3, Page 24, in the Probate Office of Shelby County, Alabama.

PARCEL II:

ALSO, a part of the Northwest 1/4 of Northwest 1/4 of Section 25, Township 21, Range 1 West, and described as beginning at the Southeast corner of the land of J. B. Turner and which is the Northeast corner of said forty acres and run thence South 100 feet; thence West 160 feet; thence North 100 feet to the said J. B. Turner land; thence East along the South line of said Turner land 160 feet to the point of beginning.

PARCEL III:

Commence at the Northeast corner of the Northwest quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; run thence in a westerly direction along the North line of said section 25 for 160.0 feet to the Point of Beginning; thence turn an interior angle right of 90 degrees 07 minutes and run in a southerly direction for 99.80 feet; thence turn an interior angle left of 103 degrees 29 minutes 25 seconds and run in a southwesterly direction for 23.78 feet; thence turn an interior angle left of 167 degrees 11 minutes 11 seconds and run in a westerly direction for 112.0 feet; thence turn an interior angle left of 50 degrees 45 minutes 10 seconds and run in an northeasterly direction for 136.30 feet to the north line of said Section 25; thence turn an interior angle left of 128 degrees 41 minutes 15 seconds and run in an easterly direction along the north line of said section 25 for 50.14 feet to the Point of Beginning. Said land being in the Northwest quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

PARCEL IV:

The E 1/2 of 20' alley lying West of Lots 6 and 7 Block 3, according to the survey of J. W. Johnston's Addition to the Town of Columbiana, as recorded in Map Book 3, Page 24.

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