

SEND TAX NOTICE TO:

(Name) Denise B. Owens

(Address)

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

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

Form 1-1-4 Rev. 5/83

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 One Hundred Fifteen Thousand and no/100----- DOLLARS

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

Jefferson Dowell Falkner, Jr. and wife, Janice M. Falkner

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Denise B. Owens and Steve A. Owens

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

County, Alabama to-wit:

A lot in the Town of Columbiana, Alabama, being a part of the SE 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West and situated in the Northeast intersection of East College Street and Main Street in Columbiana, Alabama, and being the lot upon which a garage is situated and fronting 66 1/2 feet on the East side of Main Street and running back along the North side of East College Street a distance of 75 feet and being a part of Lot 62 according to Horsley's Map of Town of Columbiana, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$85,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-01182

01/11/1999-01182  
10:12 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 GRH 39.50

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, we have hereunto set our hand(s) and seal(s), this 5th day of January, 1999.

WITNESS:

(Seal)  
(Seal)  
(Seal)

Jefferson Dowell Falkner, Jr. (Seal)  
Janice M. Falkner (Seal)

STATE OF ALABAMA  
Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jefferson Dowell Falkner, Jr. and Janice M. Falkner 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 5th day of January, A. D. 1999.

My Commission Expires: 10/16/2000

Notary Public