

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Jefferson Dowell Falkner, III

(Address) 20 Box 371
Columbiana Ala 35051

This instrument was prepared by

Mike T. Atchison, Attorney at Law

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

Form 1-1-81 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**STATE OF ALABAMA**
SHELBY**COUNTY****KNOW ALL MEN BY THESE PRESENTS:**

Sixteen Thousand Five Hundred and no/00—

That in consideration of

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

S. M. Bird, Jr., a white man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jefferson Dowell Falkner, III

(herein referred to as grantee, whether one or more), the following described real estate, to-wit: County, Alabama, to-wit: Shelby

Commence at the SW corner of Section 24, Township 21 South, Range 1 West and run North 2 degrees 19 minutes West 1311.26 feet to the NW corner of SW 1/4 of SW 1/4, Sec. 24, Township 21 South, Range 1 West; run thence North 85 degrees 28 minutes East along the North boundary of said SW 1/4 of SW 1/4, according to Parson's Survey 1337 feet to the NW corner of the SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West which point is marked by an iron pin; thence turn an angle of 92 degrees 25 minutes 30 seconds right and run thence South 2 degrees 06 minutes 30 seconds East along an old fence line 387 feet to the SW corner of James I. Harrison III and Kathryn B. Harrison lot, which is the point of beginning of the lot herein described; thence continue South 2 degrees 06 minutes 30 seconds East along said old fence line 252 feet, more or less to the North boundary of the J. D. and Polly C. Rowland lot; thence turn an angle of 90 degrees to the left and run thence Easterly along the North boundary of said Rowland lot to the West boundary of a street; thence turn an angle of 90 degrees to the left and run thence North 2 degrees 06 minutes 30 seconds West along the west margin of said street 252 feet to the SE corner of said Harrison lot; thence turn an angle of 90 degrees to the left and run thence westerly along the south boundary of said Harrison lot 150 to the point of beginning.

LESS AND EXCEPT property described in Deed Book 244, Page 291 in Probate Office of Shelby County, Alabama.

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

\$13,500.00 of the above consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever.

26th

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this
day of February, 1999.

(Seal)

S. M. Bird, Jr.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby**COUNTY****General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that S. M. Bird, Jr. 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 26th day of February, A. D., 1999

My Commission Expires: 10/16/2000

Notary Public.

Inst # 1999-08925

1999-08925
03/03/1999-08925
01:46 PM CERTIFIED
OFFICE OF PROBATE
SHELBY COUNTY, ALA
001 WBS