

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

SEND TAX NOTICE TO:

(Name) Robert P. Odgers

(Address) 106 Center Street
Columbiana, Ala 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-S Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Five Thousand Five Hundred & 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 McCormick Falkner

herein referred to as grantors do grant, bargain, sell and convey unto
Robert P. Odgers and Jennifer J. Odgers

(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 PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO JEFF AND JANICE FALKNER, RECORDED IN DEED BOOK 271 AT PAGE 317, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING A PART OF BLOCK 3 OF THE J. W. JOHNSTON'S ADDITION TO COLUMBIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 3" SQUARE IRON BAR, FOUND AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE N 88°54'58" E, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1338.22 FEET TO A 5/8" ROD, FOUND, AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25; THENCE S 03°58'05" W, A DISTANCE OF 173.48 FEET TO A 1" OPEN END PIPE, FOUND AT THE WEST LINE OF GOODWIN STREET, AND THE POINT OF BEGINNING; THENCE S 79°44'30" W, A DISTANCE OF 139.82 FEET, TO A 5/8" IRON ROD, FOUND; THENCE S 03°03'07" E, A DISTANCE OF 45.82 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER CA 0502", AT A NEW FENCE CORNER; THENCE S 89°03'54" W, ALONG SAID FENCE, A DISTANCE OF 15.77 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER CA 0502", AT A NEW FENCE CORNER; THENCE S 06°29'48" E, ALONG SAID FENCE, A DISTANCE OF 105.43 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER CA 0502", AT THE END OF SAID FENCE, ON THE NORTH LINE OF CENTER STREET; THENCE N 80°12'05" E, ALONG THE NORTH LINE OF SAID STREET, A DISTANCE OF 159.49 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER CA 0502", AT THE INTERSECTION OF THE NORTH LINE OF CENTER STREET AND THE WEST LINE OF GOODWIN STREET; THENCE N 06°58'30" W, A DISTANCE OF 149.63 FEET TO THE POINT OF BEGINNING.

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

\$140,400.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 14th day of July, 1999.

WITNESS:

(Seal)

(Seal)

(Seal)

Jefferson Dowell Falkner, Jr. (Seal)
Janice McCormick 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 McCormick 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, 14th day of July, A. D., 19 99

Given under my hand and official seal this 14th day of July, A. D., 19 99

My Commission Expires: 10/16/2000

Notary Public