

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) Jeff D. Falkner

(Address) _____

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

Form 1-1-97 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

Inst # **1999-39785**

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS, 09/23/1999-39785
01:10 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

That in consideration of Sixteen Thousand and no/100--

001 C.11 24.50

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
J. Keith Warren, a Single man

(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Jefferson D. Falkner, Jr. and Janice M. Falkner

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

Commence at the SW corner of the SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West; thence East along the Section line a distance of 21.0 feet to a point on the East side of an alley or street; thence North 3 degrees 30 minutes West along said East side of an alley or street, a distance of 12.0 feet to an iron pipe in the ground that has been established as the Northwest corner of the Will W. Davis property; thence continue North 3 degrees 30 minutes West along said East side of an alley or street a distance of 60.0 feet to a point (iron pipe) at the present Northwest corner of the Johnie Davis lot to the point of beginning of the property herein conveyed; thence continue North 3 degrees 30 minutes West along the East side of said alley or street, a distance of 72.0 feet to an iron pin; thence North 70 degrees 50 minutes East a distance of 119.36 feet to an iron pin; thence South 3 degrees 30 minutes East parallel to the East side of said alley or street, a distance of 72.0 feet to an iron pipe marking the present Northeast corner of the Johnie Davis lot; thence South 70 degrees 50 minutes West a distance of 119.36 feet to the point; thence South 70 degrees 50 minutes West a distance of 119.36 feet to the point of beginning. Said property is lying in the Town of Columbiana, Alabama in the SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West.

ALSO, Begin at the SW corner of the SE 1/4 of SW 1/4 of Section 24, Township 21, Range 1 West; thence North 86 degrees 10 minutes East 21 feet to a point on East side of an alley; thence North 6 degrees 30 minutes West 12 feet for point of beginning; thence North 83 degrees 30 minutes East 120 feet; thence North 6 degrees 30 minutes West 86.5 feet; thence South 71 degrees West 122.5 feet; thence South 6 degrees 30 minutes East 60 feet to point of beginning.

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

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 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 _____

day of September, 1999

(Seal)

J. Keith Warren (Seal)
J. Keith Warren (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgement

the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Keith Warren 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 23 day of September, A.D., 1999

My Commission Expires: 10/16/2000

Notary Public