

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DISCOUNTED BY GRANTOR. 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) Jon Juzan Falkner
C/o Jeff Falkner III
(Address) P. O. Box 371
Columbiana AL 35051

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

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Thousand and no/100----- DOLLARS

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

Jeff D. Falkner and wife, Janice M. Falkner
(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Jon Juzan Falkner

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

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

Inst # 1999-49919

12/10/1999-49919
08:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMS 31.00

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, we have hereunto set our hand(s) and seal(s), this 1st
day of December, 1999

(Seal)

(Seal)

(Seal)

Jeff D. Falkner (Seal)
Jeff D. Falkner (Seal)
Janice M. Falkner (Seal)
Janice M. Falkner (Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgement

I, ~~the undersigned authority~~, a Notary Public in and for said County, in said State, hereby certify that Jeff D. Falkner 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 1st day of December, A.D., 1999

Notary Public

MTA

EXHIBIT "A"
LEGAL DESCRIPTION

An undivided one-third interest in and to the following described property, to-wit:

The West 24 feet of the following described property, to-wit:
Commence at the Southeast corner of the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West, and run North 2 degrees 58 minutes West a distance of 1061.79 feet along the East boundary of said Section to a point; thence run South 71 degrees 28 minutes West a distance of 69.50 feet to a point; thence run South 73 degrees 46 minutes West a distance of 121.50 feet to the Southwest corner of the First National Bank of Columbiana lot to the point of beginning; thence run South 76 degrees 35 minutes West a distance of 147.00 feet to a point; thence run North 3 degrees 15 minutes 30 seconds West a distance of 127.35 feet to a point; thence run North 84 degrees 29 minutes 30 seconds East a distance of 134.00 feet to a point; thence run South 8 degrees 29 minutes 30 seconds East a distance of 107.00 feet to the point of beginning.

Together with a non-exclusive 16-foot easement for ingress and egress over the following described property, to-wit:

The East 16 feet of the West 40 feet of the following described property, to-wit:
Commence at the Southeast corner of the SE 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West, and run North 2 degrees 58 minutes West a distance of 1061.79 feet along the East boundary of said Section to a point; thence run South 71 degrees 28 minutes West a distance of 69.50 feet to a point; thence run South 73 degrees 46 minutes West a distance of 121.50 feet to the Southwest corner of the First National Bank of Columbiana lot to the point of beginning; thence run South 76 degrees 35 minutes West a distance of 147.00 feet to a point; thence run North 3 degrees 15 minutes 30 seconds West a distance of 127.35 feet to a point; thence run North 84 degrees 29 minutes 30 seconds East a distance of 134.00 feet to a point; thence run South 8 degrees 29 minutes 30 seconds East a distance of 107.00 feet to the point of beginning.

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