

SEND TAX NOTICE TO:

(Name) Marvin L. Rawlins
307 8th Street SW
 (Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
 (Address) Pelham, AL 35124

Form 1-1.3 Rev. 9/92
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNIFICENT CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sarah Ann Falkner and husband Cecil Rudolph Falkner, Jr.

(herein referred to as grantors) do grant, bargain, sell and convey unto

Marvin L. Rawlins and Maria D. Rawlins

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

Shelby County, Alabama to-wit:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 89,264.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 2000-00493

01/05/2000-00493
 11:30 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 CJI 12.00

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, I/we have hereunto set MY/OUR hand(s) and seal(s), this 28th day of December, 19 99.

WITNESS:

 _____ (Seal)
 _____ (Seal)
 _____ (Seal)

Sarah Ann Falkner (Seal)
Sarah Ann Falkner
 _____ (Seal)
Cecil Rudolph Falkner, Jr. (Seal)
Cecil Rudolph Falkner, Jr.

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sarah Ann Falkner and husband, Cecil Rudolph Falkner, Jr. whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, A.D. 19 99

Jermine A. Johnson
 3-12-2001
 Notary Public

Exhibit "A"

Part of Lot 8 and part of Lot 9 of Block 2 of a map known as K. B. Nickerson's survey of Helena Road, recorded in Judge of Probate Office in Shelby County, Alabama, in Map Book 3, Page 116:

Part of Lot 8 and part of Lot 9 of Block 2, of a map known as K. B. Nickerson's Survey of Helena Road, in Shelby County, being more particularly described as follows: Begin at the Northwest Corner of said Lot 8, thence in a southerly direction along the East boundary of Pine Street 33.00 feet (total width of Street) to the point of beginning of a tract of land herein described; thence continuing in Southerly direction in a straight line along East boundary of Pine Street 170.00 feet; thence turning an angle of $88^{\circ} 00'$ to the left in an Easterly direction 200.00 feet; thence turning an angle of $92^{\circ} 00'$ to the left in a Northerly direction 170.00 feet; thence turning an angle of $88^{\circ} 00'$ to the left in a Westerly direction 200.00 feet to the point of beginning. Containing 0.7800 acres, more or less.

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