

Send tax notice to:  
Mr. and Mrs. Ernest Falkner, Jr.  
P. O. Box 641  
Columbiana, AL 35051

This Instrument Prepared By:  
Louis B. Feld  
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.  
2000 SouthBridge Pkwy., Suite 500  
Birmingham, Alabama 35209

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**WARRANTY DEED**

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Ernest Falkner, Jr. and Sara Falkner (sometimes also known as Sara E. Falkner and Sara W. Falkner), husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Ernest Falkner, Jr. and Sara Falkner, as tenants in common (hereinafter referred to as "Grantees"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel #1**

Commence at the southeast corner of the NE1/4 of the SW1/4, Section 14, Township 21 South, Range 1 West, thence run North along the East line of said 1/4-1/4 Section a distance of 469.90 feet to a point on the south right-of-way line of the Columbiana - Chelsea highway; thence turn an angle of 48 deg. 27' to the left and run a distance of 267.80 feet to a concrete right-of-way marker PT 67+71; thence turn an angle of 5 deg. 50 min. to the left and run a distance of 266.55 feet to a point on said right of way; thence turn an angle of 14 deg. 47' to the right and run a distance of 558.80 feet to a point on said right of way and the point of beginning; thence turn an angle of 5 deg. 57' to the right and run a distance of 210.0 feet to a point on said right of way; thence turn an angle of 57 deg. 00' to the left and run a distance of 136.88 feet; thence turn an angle of 117 deg. 40' to the left and run a distance of 198.65 feet; thence turn an angle of 62 deg. 20' to the left and run a distance of 158.92 feet to the point of beginning, situated in the NE1/4 of the SW1/4, Section 14, Township 21 South, Range 1 West, and SE1/4 of NW1/4, Section 14, Township 21 South, Range 1 West.

SOURCE OF TITLE:  
Book 282, Page 640

**Parcel #2**

Commence at the SE corner of the NE1/4 of the SW1/4, Section 14, Township 21 South, Range 1 West; thence run North along the East line of said Quarter Quarter Section a distance of 496.90 feet to a point on the South right of way line of the Columbiana - Chelsea Highway; thence turn an angle of 48 deg. 27 min. to the left and run a distance of 267.80 feet to a concrete right of way marker PT 67+71; thence turn an angle of 5 deg. 50 min. to the left and run a distance of 266.55 feet to a point on said right of way; thence turn an angle of 14 deg. 47 min. to the right and run a distance of 558.80 feet to a point on said right of way and the point of beginning;

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thence turn an angle of 51 deg. 03 min. to the left and run a distance of 158.92 feet; thence turn an angle of 122 deg. 43 min. to the left and run a distance of 210.0 feet; thence turn an angle of 57 deg. 17 min. to the left and run a distance of 162.80 feet to a point on the West right of way line of Columbiana-Chelsea Highway; thence turn an angle of 125 deg. 44 min. to the left and run a distance of 67.75 feet to a concrete right of way marker P. T. 74+38.60; thence turn an angle of 3 deg. 01 min. to the right and run a distance of 144.70 feet to the point of beginning. Situated in the NE 1/4 of the SW 1/4, Section 14, Township 21 South, Range 1 West, Shelby County, Alabama.

SOURCE OF TITLE:  
Book 282, Page 641

Parcel #3

Commence at the SE corner of NE 1/4 of SW 1/4, Section 14, Township 21 South, Range 1 West, thence run North along the East line of said 1/4-1/4 Section a distance of 518.27 feet to a point on the SW right of way of Shelby County Hwy. No. 47; thence turn an angle of 45 deg. 12 min. 39 sec. to the left and run along said Hwy. R/W a distance of 137.18 feet; thence turn an angle of 04 deg. 57 min. to the left and continue along said Hwy. R/W a distance of 120.10 feet; thence turn an angle of 1 deg. 44 min. to the left and continue along said Hwy. R/W a distance of 42.22 feet to the point of beginning; thence turn an angle of 1 deg. 08 min. 45 sec. to the right and continue along said R/W a distance of 121.29 feet; thence turn an angle of 65 deg. 14 min. 38 sec. to the left and run a distance of 449.11 feet; thence turn an angle of 111 deg. 43 min. to the left and run a distance of 307.94 feet; thence turn an angle of 42 deg. 55 min. to the left and run a distance of 85.02 feet; thence turn an angle of 59 deg. 51 min. 24 sec. to the left and run a distance of 375.04 feet to the point of beginning. Situated in the NE 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and containing 2.38 acres.

SOURCE OF TITLE:  
Book 354, Page 462

Parcel #4

Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; thence run North along the East line of the NE 1/4 of the SW 1/4 a distance of 398.0 feet to the point of beginning of the lands herein conveyed; thence continue in the same direction a distance of 100.90 feet to the South right of way line of the Columbiana Chelsea Highway; thence turn an angle of 48 degrees 27 minutes to the left and run along said right of way line a distance of 420.0 feet; thence turn an angle of 67 degrees 30 minutes to the left and run a distance of 449.11 feet; thence turn an angle of 115 degrees 00 minutes to the left and run a distance of 290.43 feet; thence turn an angle of 39 degrees 03 minutes to the left and run a distance of 492.60 feet to the point of beginning of the lands herein conveyed; all in accordance with a survey of said land completed by Frank W. Wheeler, Alabama Registered Surveyor #3385, dated September 14, 1959.

LESS AND EXCEPT PROPERTY SOLD TO MR. FALKNER AS  
RECORDED IN DEED BOOK 354, PAGE 462, in the Probate Office of  
Shelby County, Alabama.

SOURCE OF TITLE:  
Book 293, Page 752

Parcel #5

Commence at the southwest corner of the NW 1/4 of the SW 1/4, Section 14, Township 21 South, Range 1 West, thence run east along the south line of said quarter-quarter section a distance of 341.92 feet to the point of beginning; thence continue east along the south line of said quarter-quarter Section a distance of 770.06 feet; thence turn an angle of 89 deg. 10 1/2 min. to the left and run a distance of 396.00 feet; thence turn an angle of 89 deg. 10 1/2 min. to the right and run a distance of 1057.99 feet; thence turn an angle of 137 deg. 05 min. to the left and run a distance of 307.94 feet; thence turn an angle of 111 deg. 43 min. to the right and run a distance of 449.11 feet; thence turn an angle of 113 deg. 21 min. to the left and run a distance of 87.0 feet; thence turn an angle of 9 deg. 17 min. to the right and run a distance of 348.29 feet; thence turn an angle of 47 deg. 50 min. to the left and run a distance of 163.14 feet; thence turn an angle of 41 deg. 19 min. to the left and run a distance of 419.65 feet; thence turn an angle of 31 deg. 34 min. to the right and run a distance of 193.42 feet; thence turn an angle of 16 deg. 13 min. to the left and run a distance of 151.50 feet; thence turn an angle of 12 deg. 44 min. to the right and run a distance of 120.53 feet; thence turn an angle of 13 deg. 43 min. to the right and run a distance of 266.88 feet; thence turn an angle of 19 deg. 53 min. to the left and run a distance of 209.85 feet; thence turn an angle of 49 deg. 32 min. to the left and run a distance of 785.87 feet to the point of beginning; situated in the NW 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 24.0 acres.

SOURCE OF TITLE:  
Book 226, Page 20

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.

2. All easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, their successors and assigns forever

The Grantors and the Grantees are one and the same persons.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this

14 day of Jan. 2000.

Ernest Falkner, Jr.  
Ernest Falkner, Jr.

Sara Falkner  
Sara Falkner (sometimes also known as Sara E. Falkner and Sara W. Falkner)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Ernest Falkner, Jr. and Sara Falkner (sometimes also known as Sara E. Falkner and Sara W. Falkner), husband and wife, 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 this the 14<sup>th</sup> day of Jan.  
2000.

Kelly Stipe Prevatt  
Notary Public

Kelly Stipe Prevatt  
Printed Name

My Commission Expires: 8/28/00

[NOTARY SEAL]

Inst # 2000-04210

4-02/10/2000-04210  
07:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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