

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
J. Christopher Faulkner
55385 Highway 25
Vandiver, AL 35176

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR 06417

STATE OF ALABAMA
SHELBY COUNTY

03/01/2000-06417
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 23.50

Inst # 2000-06417

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED THIRTY TWO THOUSAND AND NO/100 (\$132,000.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, ANN B. SELDEN, AN UNMARRIED WOMAN (herein referred to as Grantors) do grant, bargain, sell and convey unto JAMES FAULKNER AND LYNN F. FAULKNER (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

SUBJECT TO: 1. Transmission Line Permits to Alabama Power Company as shown by instrument recorded in Deed Book 190 page 43 and Deed Book 203 page 234 in the Probate Office of Shelby County, Alabama.

2. Right of Way granted to Shelby County by instrument recorded in Deed Book 159 page 54 in said Probate Office.

3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 323 page 548, corrected by Deed Book 325 page 411 and Deed Book 327 page 553 in said Probate Office.

\$122,400.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

Ann B. Selden is the surviving grantee of deed recorded in Deed Book 325 page 411; corrected in Deed Book 325 page 11 in the Probate Office of Shelby County, Alabama; the other grantee, Joseph Selden, jr. having died on or about April 8, 1948.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 25th day of February, 2000


ANN B. SELDEN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ANN B. SELDEN whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2000.


Notary Public

My Commission Expires:

6-4-02

EXHIBIT "A"

A parcel of land situated in NE 1/4 of the SW 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama being more particularly described as follows:
Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama; thence N 86 deg. 40 min. 18 sec. E assumed along the North line of said 1/4-1/4 1288.36 feet; thence S 22 deg. 47 min. 44 sec. E 71.21 feet to a 1' crimped iron found at the POINT OF BEGINNING; thence S 22 deg. 47 min. 44 sec. E 532.33 feet to a 1/2 inch rebar found on the northwesterly right of way line of Alabama Highway 25, being the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 657.54 feet a central angle of 20 deg. 16 min. 34 sec. and a chord of 231.48 feet bearing S 35 deg. 19 min. 04 sec. W; thence Southwest along said curve and line 232.69 feet to the point of curvature of a non-tangent curve, concave to the northwest having a radius of 237.40 feet a central angle of 48 deg. 32 min. 45 sec. and a chord of 195.18 feet bearing S 54 deg. 21 min. 08 W; thence Southwest along said curve and line 201.15 feet to a 5/8 inch rebar set; thence N 22 deg. 47 min. 44 sec. West 532.51 feet to a 1/2 inch rebar found; thence N 44 deg. 02 min. 24 sec. E 420.76 feet to the POINT OF BEGINNING; being situated in St. Clair County, Alabama.

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