

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To:
Ernest Falkner, Jr. and Sara Falkner
P.O. Box 641
Columbiana, AL 35051

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

193,500

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Dollars and other good and valuable consideration, this day in hand paid to the undersigned **Frank L. Baker, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ernest Falkner, Jr. and Sara Falkner**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Subject To:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000 Existing covenants and restrictions, easements, building lines and limitations of record.

The above described property does not constitute the homestead of the Grantor nor his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 17th day of April, 2000.


Frank L. Baker

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frank L. Baker, a married man, whose name 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 instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of April, 2000.


NOTARY PUBLIC
My Commission Expires: 6/5/03

Inst # 2000-13634

04/27/2000-13634
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 204.50

Exhibit A

Inst # 2000-13634

From a 3/4 inch rebar accepted as the SE corner of the SE 1/4-SW 1/4 of Section 14, Township 21 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the accepted East boundary of said SE 1/4-SW 1/4 a distance of 612.30 feet to a 1/2 inch rebar that is 703.44 feet south of a 1.5 inch pipe accepted as the NE corner of said SE 1/4-SW 1/4; thence turn 90 deg. 48 min. 36 sec. left and run 400.00 feet to a 1/2 inch rebar; thence turn 90 deg. 49 min. 04 sec. right and run 698.80 feet to a 1/2 inch rebar on the accepted south boundary of the NE 1/4-SW 1/4 of said Section 14; thence turn 01 deg. 10 min. 14 sec. right and run 396.38 feet to a 1/2 inch rebar on an accepted property line; thence turn 92 deg. 39 min. 12 sec. left and run 1164.63 feet along an accepted property line to a fence corner; thence turn 89 deg. 14 min. 16 sec. left and run 399.14 feet along an accepted property line to a 2 inch solid bar; thence turn 90 deg. 14 min. 41 sec. right and run 453.89 feet along an accepted property line to a 4" x 4" concrete monument; thence turn 90 deg. 19 min. 45 sec. left and run 1328.74 feet along an accepted property line to a 4" x 4" concrete monument on the accepted South boundary of the SW 1/4 SW 1/4 of said Section 14; thence turn 91 deg. 36 min. 53 sec. left and run 663.10 feet to a railroad rail accepted as the SW corner of the SE 1/4-SW 1/4 of said Section 14; thence turn 01 deg. 02 min. 17 sec. right and run 1324.24 feet to the point of beginning of herein described parcel of land; being situated in the SW 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

A 60 foot non-exclusive easement for ingress, egress and utilities more particularly described as follows:

From a 3/4 inch accepted as the SE corner of the SE 1/4-SW 1/4 of Section 14, Township 21 South, Range 1 West; run thence North along the accepted East boundary of said SE 1/4-SW 1/4 a distance of 612.30 feet thence turn 90 deg. 48 min. 36 sec. left and run 400.00 feet to a 1/2 inch rebar; thence turn 90 deg. 49 min. 04 sec. right and run 698.80 feet to a 1/2 inch rebar on the accepted South boundary of the NE 1/4-SW 1/4 of said Section 14; thence turn 01 deg. 10 min. 14 sec. right and run 336.32 feet to a 1/2 inch rebar, being the point of beginning of herein described 60 foot easement; thence continue along said course a distance of 60.06 feet to a 1/2 inch rebar; thence turn 87 deg. 20 min. 48 sec. right and run 400.00 feet along an accepted property line to a 1/2 inch rebar on the accepted East boundary of the NE 1/4-SW 1/4 of said Section 14; thence turn 87 deg. 20 min. 48 sec. left and run 107.32 feet to a 1/2 inch rebar on the Westerly boundary of Shelby County Highway #17 (80 foot right of way), said point being 853.13 feet South of a yellow painted rock accepted as the NE corner of said NE 1/4-SW 1/4, and being on a curve concave right, having a Delta angle of 30 deg. 29 min. 48 sec. and tangents of 289.10 feet; thence turn 139 deg. 57 min. 34 sec. right and run a chord distance of 93.26 feet to a 1/2 inch rebar on said curve; thence turn 40 deg. 02 min. 26 sec. right and run 93.19 feet to a 1/2 inch rebar; thence turn 87 deg. 20 min. 48 sec. right and run 460.06 feet to the point of beginning of herein described 60 foot easement for ingress and egress situated in the NE 1/4-SW 1/4 and the NW 1/4 SE 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; being situated in Shelby County, Alabama

04/27/2000-13634
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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