

This instrument was prepared by:  
Corley, Moncus & Ward, P.C.  
400 Shades Creek Parkway  
Birmingham, AL 35209

Send Tax Notice To: Terry J. Falkner and Gayle M. Falkner  
2092 Brook Highland Ridge  
Birmingham, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four Hundred Fifty Five Thousand dollars and no/100 (\$455,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, George L. Sudderth Jr. and wife, Diane D. Sudderth (herein referred to as grantors) do grant, bargain, sell and convey unto Terry J. Falkner and wife, Gayle M. Falkner (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2105, according to the Map of Brook Highland, an Eddleman Community, 21<sup>st</sup> Sector, as recorded in Map Book 18, Page 5, A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

Inst # 2000-18767

06/06/2000-18767  
01:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 212.00

\$252,700.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

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, we have hereunto set our hands and seals, this 2nd day of June, 2000.

_____ (Seal)	<u>George L. Sudderth Jr.</u> (Seal) George L. Sudderth Jr.
_____ (Seal)	<u>Diane D. Sudderth</u> (Seal) Diane D. Sudderth
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that George L. Sudderth Jr. and wife, Diane D. Sudderth whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on the 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 2nd day of June, 2000.

My commission expires: 12/28/2003

Claude M. Moncus  
Claude M. Moncus, Notary Public