

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

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

That in consideration of One Hundred Twenty Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we:

Jeff D. Falkner and wife, Janice McCormick Falkner

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

Michael T. Atchison and Nena G. Atchison

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

Shelby

County, Alabama to wit:

The South 160 feet of the North 500 feet of the following described property:
A 210 foot strip of uniform width lying 60 feet West and parallel to the East
boundary of the NW 1/4 of SW 1/4, which lies South of Shelby County Road No. 28,
in Section 36, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way
and permits of record.

\$93,750.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Inst # 2000-19721

06/12/2000-19721
02:38 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NWS 40.00

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 grantee
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 hand(s) and seal(s), this 7th
day of June, 2000

WITNESS:

(Seal)

Jeff D. Falkner

(Seal)

(Seal)

Janice McCormick Falkner

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, as Notary Public in and for said County, in said State,
hereby certify that Jeff D. Falkner and Janice McCormick Falkner
whose name is ATC 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 and official seal this 7th day of June, A.D. 192000

My Commission Expires: 10-16-2000

Myrtle S. Wilkins
Notary Public