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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Jeff D. Falkner, Jr.

(Address) P.O. Box 1376
Columbiana, Ala 35051

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

Form 1-1-5 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 Two Hundred Seventeen Thousand Nine Hundred Eighty and no/100---- DOLLARS

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

Doris T. Bolton, a Single woman

Robert N. Bolton, Jr., a married man

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

Jefferson D. Falkner, Jr. and Janice M. Falkner

Inst. # 2000-39967

11/17/2000-39967

01:10 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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

Shelby

County, Alabama to-wit:

Beginning at the NE corner of Lot 16, Magnolia Parc as recorded in Map Book 21, Page 155, Shelby County, Alabama; thence run North 9 degrees 50 minutes 49 seconds East a distance of 220.00 feet; thence turn an angle of 81 degrees 31 minutes 56 seconds right and run a distance of 942.86 feet; thence turn an angle of 41 degrees 32 minutes 19 seconds left and run a distance of 90.48 feet; thence turn an angle of 60 degrees 36 minutes 35 seconds left and run a distance of 483.65 feet; thence turn an angle of 100 degrees 17 minutes 42 seconds right and run a distance of 543.08 feet; thence turn an angle of 90 degrees 02 minutes 25 seconds right and run a distance of 876.26 feet; thence turn an angle of 87 degrees 13 minutes 55 seconds right and run a distance of 143.40; thence turn an angle of 100 degrees 52 minutes 07 seconds left and run a distance of 114.96 feet; thence turn an angle of 99 degrees 54 minutes 49 seconds right and run a distance of 1335.27 feet to the point of beginning.

According to the survey of Rodney Shiflett, dated August 23, 2000.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

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 hand(s) and seal(s), this 15th day of November, 2000.

WITNESS:

(Seal)

(Seal)

(Seal)

Janice T. Bolton
Doris T. Bolton
Robert N. Bolton Jr.

(Seal)

(Seal)

(Seal)

Robert N. Bolton, Jr.

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Doris T. Bolton and Robert N. Bolton, Jr. 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 and official seal this 15th day of November, A.D. 19XX 2000

My Commission Expires: 10/16/2004

Notary Public.