

This form provided by  
**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) Jefferson D. Falkner, Jr.  
(Address) P O Box 1376  
Columbiana, AL 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 Six Thousand Two Hundred Ten and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Robert E. Martin and wife, Shearer Martin

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Jefferson D. Falkner, Jr. & Janice 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:

Commence at the SW corner of the SE ¼ of the SW ¼ of Section 24, Township 21 South, Range 1 West, thence run North 86 deg. 10 min. East along said ¼ - ¼ line a distance of 21.00 feet; thence turn an angle of 92 deg. 40 min. 00 sec. left and run a distance of 69.71 feet; thence turn an angle of 76 deg. 15 min. 50 sec. right and run a distance of 119.88 feet to the point of beginning; thence continue along last described course a distance of 191.56 feet; thence turn an angle of 82 deg. 58 min. 38 sec. left and run a distance of 41.50 feet; thence turn an angle of 102 deg. 05 min. 18 sec. left and run a distance of 191.45 feet; thence turn an angle of 71 deg. 11 min. 54 sec. left and run a distance of 25.00 feet to the point of beginning containing 6,210.00sq. ft. (0.14 acres, more or less). Property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law.  
Inst # 2000-42759

12/12/2000-42759  
10:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 4MB 17.50

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 8<sup>th</sup> day of December, 2000.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

X Robert E Martin (Seal)  
Robert E. Martin  
\_\_\_\_\_  
(Seal)  
X Shearer Martin (Seal)  
Shearer Martin

**STATE OF ALABAMA**  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert E. Martin and Shearer Martin whose name s 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 8 day of December A. D. ~~19~~ 2000

My Commission Expires:

Cynthia A. Bailey  
Notary Public.  
My Commission expires 3/31/2003