

This instrument was prepared by:  
EASON and EASON - ATTORNEYS AT LAW  
931 20th Street  
Haleyville, Alabama 35565  
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Send tax notice to:  
Jefferson D. Falkner  
P.O. Box 1376  
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP

Car #4, 000, 00

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar and other valuable consideration to the undersigned GRANTOR/S in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, Earlene S. Upton, a Widow (herein referred to as GRANTOR/S) do grant, bargain, sell and convey unto Jefferson D. Falkner and wife, Janice M. Falkner (herein referred to as GRANTEE/S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southwest corner of Section 25, Township 21 South, Range 1 West; thence run East along the South line of said Section a distance of 177.48 feet to the West right-of-way line of the Columbiana-Shelby Highway; thence run in a Northwesterly direction along the West right-of-way line of said highway a distance of 81.60 feet to the point of beginning of the lot herein conveyed; thence run in a Southwesterly direction, parallel with the North line of the lot herein conveyed a distance of 51.48 feet, more or less, to the East right-of-way line of the Louisville and Nashville Railroad; thence run in a Northwesterly direction along the said East right-of-way line of said railroad a distance of 100 feet to a point; said point being the Southwest corner of the Laston Etress lot as shown in deed recorded in Deed Book 275, page 868 in the Probate office of Shelby County, Alabama; thence turn an angle of 88° 05' to the right and run along the South line of said Etress lot a distance of 51.48 feet, more or less, to the West right-of-way line of the Columbiana-Shelby Highway; thence run along the West right-of-way line of said highway a distance of 100 feet more or less to the point of beginning.

This being the same description as contained in that certain deed as recorded in Volume 298 at Page 149.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEE/S, his/her/their heirs and assigns, that I/we am/are lawfully seized in fee simple of said premises; that he/she/they are free from all encumbrances unless otherwise noted above; that I/we have 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 GRANTEE/S, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set our hands and seals, this 1st day of March, 2001.

WITNESS

EARLENE S. UPTON

STATE OF ALABAMA  
SHELBY COUNTY

Winston

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earlene S. Upton, whose name/s is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2001.

NOTARY PUBLIC

My commission expires: 4-4-2001

08/01/2001-31834  
10:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 15.00

MTA