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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
P.O. Box 1386
(Address) Columbiana, Alabama 35051
Inst # 2001-33709

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 **08/09/2001-33709**
03:08 PM CERTIFIED
SHELBY COUNTY, ALABAMA
002 CH 14.50
Stewart Title Insurance Corp. of Houston, TX

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

That in consideration of Five Hundred 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 M. Falkner

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

Jeff D. Falkner and wife, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Jeff D. Falkner, Jeff D. Falkner, Jr., and Jefferson D. Falkner, Jr., and Jefferson Dowell Falkner, Jr., are all one and the same person.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM 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 HEREOF, we have hereunto set our hand(s) and seal(s), this 8th day of August, 2001.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Jeff D. Falkner (Seal)
Jeff D. Falkner
Janice M. Falkner (Seal)
Janice M. Falkner (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeff D. Falkner and wife, Janice M. Falkner whose name s are 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 8th day of August, xx 2001.

Quot J. Pison
Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Begin at the NE corner of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 01 degrees 49 minutes 21 seconds West along the East line of said Section 35 a distance of 384.52 feet; thence North 89 degrees 38 minutes 36 seconds West a distance of 650.10 feet; thence North 00 degrees 12 minutes 51 seconds West a distance of 211.43 feet; thence North 77 degrees 50 minutes 25 seconds East a distance of 461.42 feet; thence North 46 degrees 42 minutes 50 seconds East a distance of 261.06 feet to the Westerly right of way of Alabama Gas Corp.; thence South 18 degrees 50 minutes 04 seconds East along said right of way a distance of 72.02 feet; thence South 01 degrees 49 minutes 21 seconds West and leaving said right of way a distance of 39.19 feet to the point of beginning.

PARCEL 2:

Begin at the NW corner of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 01 degrees 49 minutes 21 seconds West along the West line of said Section 36 a distance of 384.52 feet; thence South 89 degrees 17 minutes 38 seconds East a distance of 158.61 feet to the Westerly right of way of Alabama Gas Corp.; thence North 18 degrees 50 minutes 04 seconds West along said right of way a distance of 449.52 feet; thence South 01 degrees 49 minutes 21 seconds West and leaving said right of way a distance of 39.19 feet to the point of beginning.

PARCEL 3:

Commence at the NW corner of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 1 degrees 49 minutes 21 seconds East a distance of 39.19 feet; thence North 27 degrees 42 minutes 22 seconds East a distance of 110.28 feet to the point of beginning; thence North 68 degrees 25 minutes 26 seconds East a distance of 62.97 feet to the Westerly right of way of Shelby County Highway 47 and a point on a curve to the left having a central angle of 2 degrees 29 minutes 37 seconds and a radius of 2950.92 feet, said curve subtended by a chord bearing South 21 degrees 56 minutes 34 seconds East and a chord distance of 128.42 feet; thence along the arc of said curve and along said right of way a distance of 128.43 feet; thence South 23 degrees 11 minutes 22 seconds East along said right of way a distance of 138.63 feet to a point of curve to the left having a central angle of 3 degrees 47 minutes 14 seconds and a radius of 2086.88 feet; thence along the arc of said curve and along said right of way a distance of 137.95 feet; thence North 87 degrees 13 minutes 18 seconds West and leaving said right of way a distance of 97.00 feet to the Easterly right of way of Alabama Gas Corp.; thence North 19 degrees 39 minutes 15 seconds West along said right of way a distance of 364.86 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated May 7, 2001.

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SHELBY COUNTY JUDGE OF PROBATE
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