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SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Jason Falkner  
(Address) \_\_\_\_\_

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 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,

Dwight Joyner and wife, Joyce Joyner

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

Jason Falkner and Melanie 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.

Subject to restrictions, easements and rights of way of record.

Inst # 2002-00916

01/04/2002-00916  
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SHELBY COUNTY JUDGE OF PROBATE  
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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 28 day of December, 2001.

WITNESS:

\_\_\_\_\_(Seal) Dwight Joyner \_\_\_\_\_(Seal)  
Dwight Joyner  
\_\_\_\_\_(Seal) Joyce Joyner \_\_\_\_\_(Seal)  
Joyce Joyner  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dwight Joyner and Joyce Joyner 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 28 day of December, A. D., 19 2001

Maida E. Wilder  
Notary Public.

Inst # 2002-00916

EXHIBIT "A"

Beginning at the northeast corner of the Southeast Quarter of the Southwest Quarter of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama and run thence South 00 degrees 13 minutes 41 seconds East along the East line of said quarter-quarter a distance of 328.28 feet to a found steel pipe corner; thence run North 87 degrees 53 minutes 36 seconds West a distance of 238.00 feet to an installed property line rebar marker; thence continue last described call a distance of 104.11 feet to a point in the centerline of a creek; thence run North 45 degrees 29 minutes 24 seconds East along said centerline of said creek a distance of 67.95 feet to a point; thence run North 16 degrees 21 minutes 46 seconds East along said centerline of said creek a distance of 147.46 feet to a point; thence run North 08 degrees 59 minutes 17 seconds East along said centerline of said creek a distance of 87.92 feet to a point; thence run North 43 degrees 44 minutes 31 seconds East along said centerline of said creek a distance of 32.95 feet to a point; thence run North 18 degrees 23 minutes 58 seconds West along said centerline of said creek a distance of 32.04 feet to a point on the North line of said quarter-quarter section; thence run South 86 degrees 18 minutes 22 seconds East along said North line of said quarter-quarter section a distance of 224.64 feet to the point of beginning.

ALSO, a twenty foot wide easement for ingress and egress, the centerline of which is described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama and run South 00 degrees 13 minutes 41 seconds East, along the East line of said quarter-quarter a distance of 328.28 feet to a found steel pipe corner; thence run North 87 degrees 53 minutes 36 seconds West a distance of 115.18 feet to the point of beginning, on the centerline of said easement; thence run South 28 degrees 42 minutes 33 seconds West, 117.20 feet to a point; thence run South 13 degrees 07 minutes 39 seconds West along said centerline 48.43 feet to a point; thence run South 05 degrees 35 minutes 16 seconds East along said centerline a distance of 70.95 feet to a point; thence run South 00 degrees 10 minutes 55 seconds West along said centerline, a distance of 99.08 feet to a point; thence run South 13 degrees 14 minutes 11 seconds West along said centerline a distance of 121.21 feet to the centerline of a paved public road and the end of easement.

According to the survey of Joseph E. Conn, Jr., dated November 7, 2001.

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