

This instrument was prepared by:

Grantees' address:  
25344 Hwy 145  
Columbiana, Al 35051

William R. Justice  
P.O. Box 1144 Columbiana, Alabama 35051

Inst # 2002-04272

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar and no/100 (\$1.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, the undersigned **JIMMY R. FALKNER and wife, JANET C. FALKNER and JOHN H. FARR, JR., a married man,** (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto **JIMMY R. FALKNER and JANET C. 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 SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 21 South, Range 1 East; thence run North along the East line of said 1/4 - 1/4 for 420.47 feet to the Point of Beginning; thence continue last described course for 279.47 feet; thence 89 degrees 14 minutes 18 seconds left and run 733.19 feet to the Easterly right of way of Alabama State Highway #145; thence 76 degrees 10 minutes 06 seconds left run Southerly along said right of way for 221.05 feet; thence 90 degrees 00 minutes right continue along said right of way for 40.00 feet; thence 90 degrees 00 minutes left continue along said right of way for 76.32 feet; thence 103 degrees 48 minutes 53 seconds left run 846.84 feet to the point of beginning. According to survey of Thomas E. Simmons, RLS #12945, dated February 6, 1988. Situated in Shelby County, Alabama.

**The above described property does not constitute any portion of the homestead of John H. Farr, Jr., nor that of his spouse.**

Subject to Easements and Rights-of-way of record.

TO HAVE AND TO HOLD to the said 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, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

01/24/2002-04272  
01:49 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MEL 20.50

And GRANTOR(S) does for GRANTOR(S) and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that GRANTOR(S) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR(S) have a good right to sell and convey the same as aforesaid; that GRANTOR(S) will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set GRANTOR'S hands and seals, this 17<sup>th</sup> day of January, 2002.

Jimmy R. Falkner  
Jimmy R. Falkner  
Janet C. Falkner  
Janet C. Falkner  
John H. Farr, Jr.  
John H. Farr, Jr.

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy R. Falkner and wife, Janet C. Falkner, 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 17<sup>th</sup> day of January, 2002.



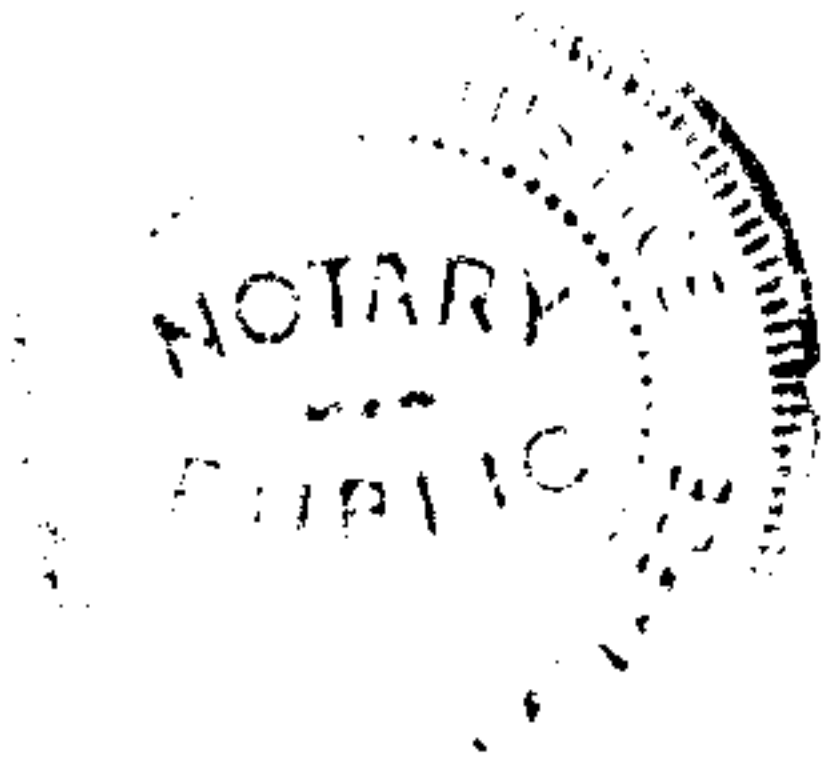
Walter R. Jones  
Notary Public  
My Commission Expires: 9/12/02

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John H. Farr, Jr., a married man, whose name(s) are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of January, 2002.



Jimmy W. Lyon  
Notary Public  
My Commission Expires: 12-19-03

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003 MEL 20.50