

SEND TAX NOTICE TO:

(Name) Peter Tedwynn Falkner  
& wife, Janet Lynn Falkner  
(Address) 4115 Ossa Wintha Place  
Birmingham, AL 35243

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

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

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Love and Affection, One Dollar (\$1.00) & other good and valuable consideration**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Ernest Falkner, Jr. and wife, Sarah E. Falkner**, (herein referred to as grantors) do grant, bargain, sell and convey unto our son and daughter-in-law, **Peter Tedwynn Falkner and wife, Janet Lynn 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:

From a 3/4" rebar accepted as the S.E. corner of the SE 1/4 - SW 1/4 of Section 14, Township 21 South, Range 1 West, run thence West along the accepted South boundary of said SE 1/4 - SW 1/4 a distance of 1324.24 feet to a railroad rail accepted as the S.E. corner of the SW 1/4 - SW 1/4 of said Section 14; thence turn 01 deg. 02' 17" left and run 663.10 feet along an accepted segment of the South boundary of said SW 1/4 - SW 1/4 and along a yellow painted line to a 4" x 4" concrete monument; thence turn 91 deg. 36' 53" right and run 1028.74 feet along a yellow painted line to a 1/2" rebar, being the point of beginning of herein parcel of land; thence continue along said course and along a yellow painted line a distance of 300.00 feet to a 4" x 4" concrete monument; thence turn 90 deg. 19' 45" right and run 453.89 feet along a fence line to a 2" solid bar; thence turn 01 deg. 49' 41" left and run 100.00 feet to a 1/2" rebar; thence turn 06 deg. 39' 18" left and run 382.66 feet to a 1/2" rebar; thence turn 34 deg. 52' 1." left and run 118.67 feet to a 1/2" rebar; thence turn 00 deg. 05' 19" right and run 217.96 feet to a 1/2" rebar; thence turn 11 deg. 04' 04" left and run 258.35 feet to a 1/2" rebar; thence turn 51 deg. 48' 38" right and run 141.74 feet to a 1/2" rebar; thence turn 27 deg. 00' 53" left and run 434.53 feet to a 1/2" rebar on the Westerly boundary of Shelby County Highway #47 (80' R.O.W.), said point being at the P.C. of a curve concave right, having a delta angle of 30 deg. 29' 48" and tangents of 289.10 feet; thence turn 70 deg. 02' 36" right and run a chord distance of 163.46 feet to a 1/2 rebar on said curve boundary; thence turn 79 deg. 12' 13" right and run 52.36 feet to a 1/2" rebar; thence turn 26 deg. 16' 22" right and run 29.76 feet to a 1/2" rebar; thence turn 24 deg. 23' 54" right and run 362.37 feet to a 1/2" rebar; thence turn 21 deg. 23' 42" left and run 79.16 feet to a 1/2" rebar; thence turn 28 deg. 35' 00" right and run 136.88 feet to a 1/2" rebar; thence turn 52 deg. 26' 13" left and run 238.63 feet to a 1/2" rebar; thence turn 11 deg. 35' 38" right and run 240.52 feet to a 1/2" rebar; thence turn 00 deg. 04' 48" left and run 119.88 feet to a 1/2" rebar; thence turn 34 deg. 52' 1." right and run 408.15 feet to a 1/2" rebar; thence turn 83 deg. 40' 27" left and run 239.63 feet to a 1/2" rebar; thence turn 90 deg. 19' 45" right and run 553.89 feet to the point of beginning of herein described parcel of land, containing 6.61 acres, situated in the SW 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama, subject to rights-of-way and easements of record.

According to survey dated July 3, 2002 of Sam W. Hickey, Al. Reg. No. 4848.

**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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 10<sup>th</sup> day of July, 2002.

Ernest Falkner Jr (SEAL)  
Ernest Falkner, Jr.

Sarah E Falkner (SEAL)  
Sarah E. Falkner

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ernest Falkner, Jr. and wife, Sarah E. Falkner**, 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 10<sup>th</sup> day of July, 2002.

Paula Head (SEAL)  
Notary Public