


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
JEAN N. CHILDRESS
P.O. Box 1877
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20040218000082360 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/18/2004 08:15:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY NINE THOUSAND FIVE HUNDRED NINETY DOLLARS and NO/00 (\$79,590.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JEFF D. FALKNER AND WIFE, JANICE M. FALKNER** grant, bargain, sell and convey unto, **JEAN N. CHILDRESS** the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit "A"
Situating in Shelby County, Alabama.

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

This property constitutes no part of the household of the grantor, or of his spouse.

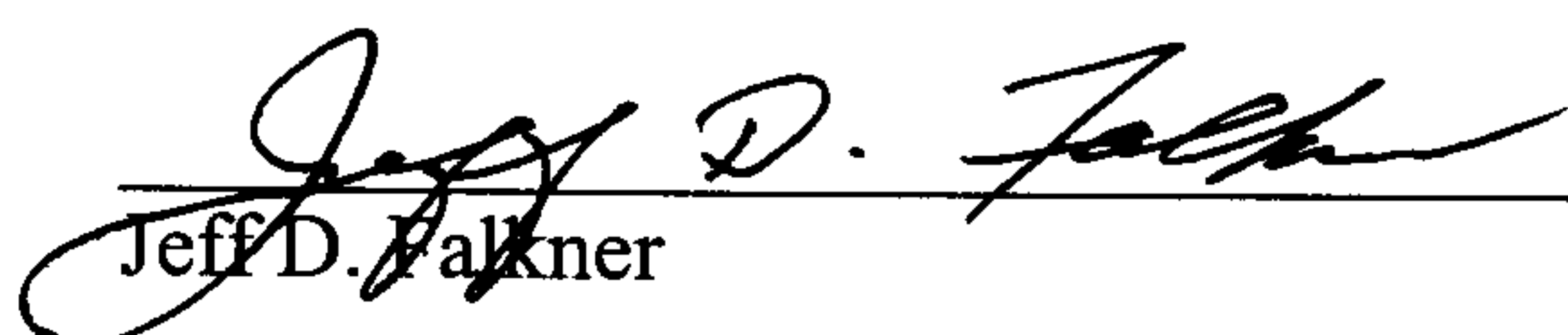
Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

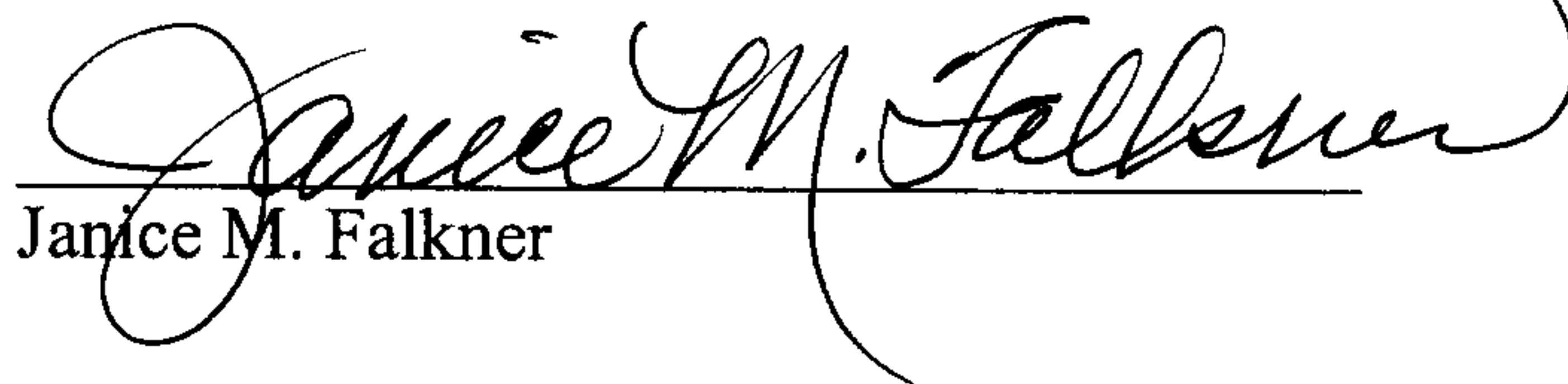
\$79,590.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13TH day of February, 2004.


Jeff D. Falkner


Janice M. Falkner

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 Janice M. Falkner, whose name is 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 13th day of February, 2004.


Notary Public

My Commission Expires: 10-16-04

A part of the Northwest quarter of the Northwest quarter of Section 25, Township 21 South, Range 1 West, Shelby County Alabama, being more particularly described as follows:
Commence at the Northwest corner of said Section 25; Thence run North 89 degrees 52 minutes 56 seconds East along the North line of said Section 25 for a distance of 642.69 feet to the Point of Beginning, said point being on the East right of way of Thompson Street; Thence continue along last described course a distance of 200.00 feet; Thence run South 6 degrees 7 minutes 11 seconds East for a distance of 112.71 feet; Thence run South 89 degrees 26 minutes 26 seconds West for a distance of 44.90 feet; Thence run South 0 degrees 33 minutes 34 seconds East for a distance of 3.00 feet; Thence run South 89 degrees 26 minutes 26 seconds West for a distance of 155.24 feet to the East right of way of Thompson Street; Thence run North 5 degrees 50 minutes 8 seconds West along said right of way for a distance of 117.22 feet to the Point of Beginning.
Situated in Shelby County, Alabama.

According to survey of C. J. Richardson, RLS #9225, dated December 10, 1998.
