

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

Send Tax Notice To:

Joyce Marie Falkner  
1012 52<sup>nd</sup> Street South  
Birmingham, AL 35222

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **LOIS MILLENDER, an unmarried woman**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **JOYCE MARIE FALKNER** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED LEGAL DESCRIPTION, EXHIBIT "A".

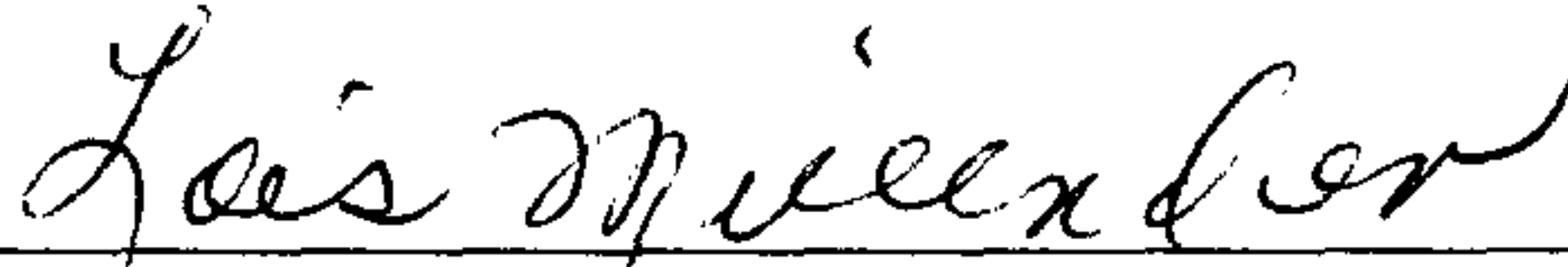
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 63,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, her heirs, and assigns forever, against the lawful claims of all persons.

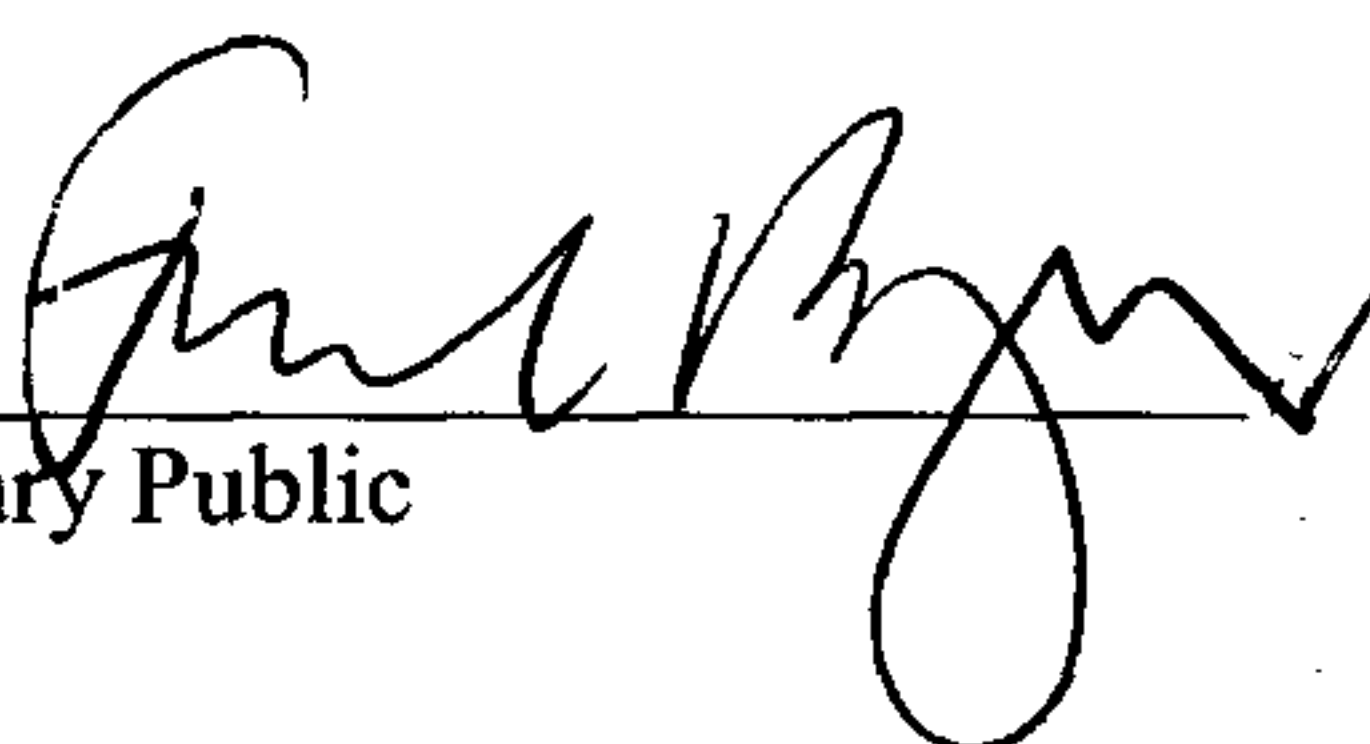
IN WITNESS WHEREOF, I have hereunto set our hand and seal, this 3<sup>RD</sup> day of May, 2004.

  
Lois Millender

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Lois Millender, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3<sup>rd</sup> day of May, 2004.

  
Notary Public

My Commission Expires: 11-20-04

EXHIBIT "A"

Commence at a 3/8" rebar in place being the Northeast corner of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South 88°21'30" West along the North boundary of said section for a distance of 40.0 feet (set 1/2" rebar) to the point of beginning; from this beginning point proceed South 01°38'30" East for a distance of 35.0 feet (set 1/2" rebar); thence proceed North 88°21'30" East for a distance of 39.40 feet; thence proceed North 89°22'08" East for a distance of 113.70 feet (set 1/2" rebar) to a point on the Westerly right of way of Shelby County Road No. 47; thence proceed Southwesterly along the Westerly right of way of said road and along the curvature of a concave curve left having a delta angle of 08°44'26" and a radius of 1126.99 feet for a chord bearing and distance of South 10°33'31" West, 171.76 feet; thence proceed South 06°11'18" West along the Westerly right of way of said road for a distance of 128.44 feet to a 3/8" rebar in place; thence proceed South 89°21'22" West for a distance of 64.93 feet to a 1 1/2" rebar in place; thence proceed South 88°31'07" West for a distance of 512.66 feet to a 1/2" rebar in place; thence proceed North 00°46'01" East for a distance of 329.86 feet to a 3/8" rebar in place; thence proceed North 88°21'30" East for a distance of 464.42 feet to the point of beginning.

The above described land is located in the Northeast 1/4 of the Northeast 1/4 of Section 10 and the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama.