


This instrument was prepared by:
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Send Tax Notice to:
JEFF FALKNER


20040915000511770 Pg 1/2 14.50
Shelby Cnty Judge of Probate, AL
09/15/2004 07:58:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY THOUSAND and NO/00 (\$80,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

AUBREY RAY SALTER AND DEBORAH BRAMMANN SALTER, HUSBAND AND WIFE

grant, bargain, sell and convey unto,

JEFF FALKNER

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.

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

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

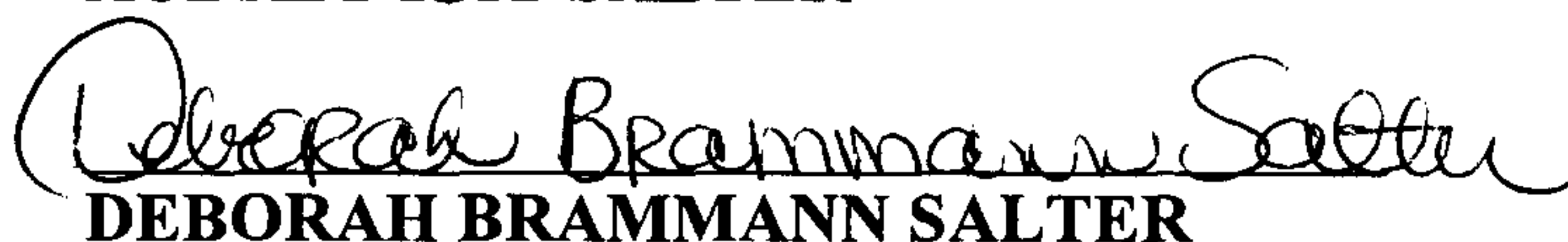
\$79,500.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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 10th day of September, 2004.

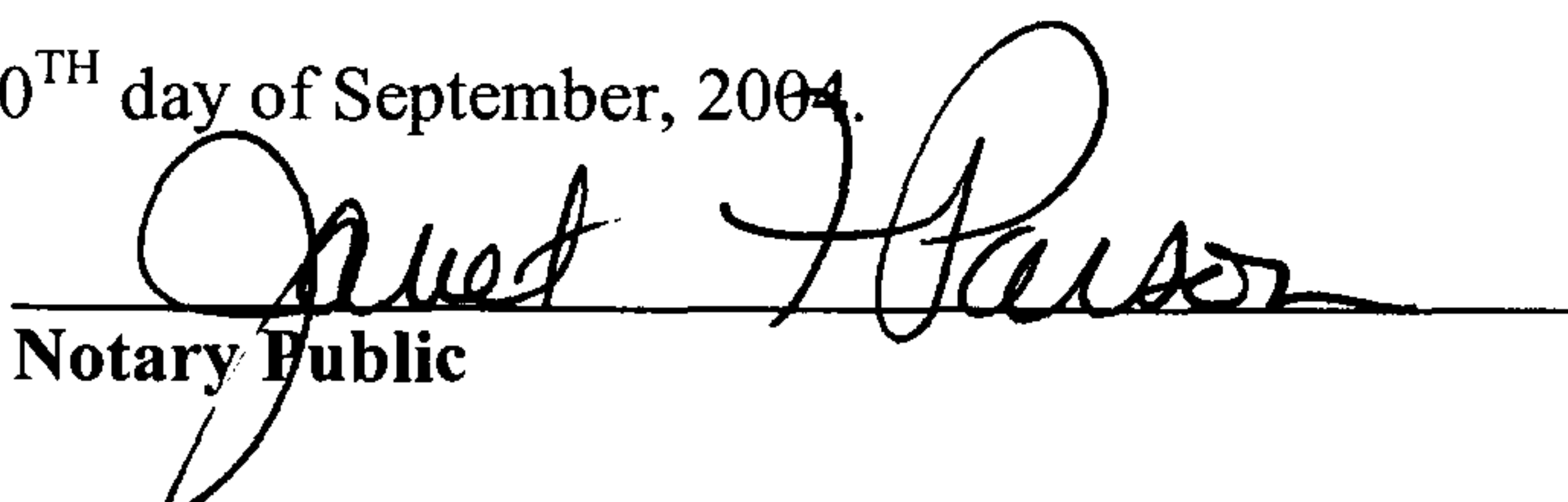

AUBREY RAY SALTER


DEBORAH BRAMMANN SALTER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **AUBREY RAY SALTER AND DEBORAH BRAMMANN SALTER** 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 10TH day of September, 2004.


Notary Public

My Commission Expires: 10-16-04

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 25, Township 21 South, Range 1 West and run Northerly along the West boundary line of said Section 25, a distance of 432.86 feet to a point; thence turn an angle of 90 degrees 12 minutes 13 seconds to the right and run a distance of 205.26 feet to a rebar found in place; thence turn an angle of 61 degrees 37 minutes 07 seconds to the right and run a distance of 275.10 feet to a rebar found in place; thence turn an angle of 96 degrees 01 minute 18 seconds to the right and run a distance of 170.80 feet to a point on the East right of way line of County Highway 47; thence turn an angle of 91 degrees 41 minutes 00 seconds to the left and run in a southeasterly direction along said right of way line for a distance of 60.03 feet to a rebar set, said point being the point of beginning of the parcel herein described; thence continue along the same line of direction along said right of way for a distance of 33.67 feet to a point, being the point of beginning of a curve along said right of way; thence continue in a southeasterly direction along said right of way along a curve to the left, having a radius of 2834.79 feet and central angle of 5 degrees 04 minutes for an arc distance of 250.68 feet to the point of ending of said curve; thence continue in a southeasterly direction along said right of way along a tangent section for a distance of 15.35 feet to an axle found in place; thence turn an angle of 62 degrees 18 minutes 08 seconds to the left and leaving said right of way run Easterly a distance of 179.80 feet to an iron set; thence turn an angle of 113 degrees 29 minutes 39 seconds to the left and run a distance of 363.45 feet to an iron set; thence turn an angle of 87 degrees 27 minutes 13 seconds to the left and run a distance of 173.01 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SW 1/4, Section 25, Township 21 South, Range 1 West and the NW 1/4 of NW 1/4, Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.