


This instrument prepared by:  
Kelvin L. Davis, Attorney at Law  
100 Corporate Parkway South, Suite 425  
Birmingham, Alabama 35242

  
20041202000660920 Pg 1/1 54.00  
Shelby Cnty Judge of Probate, AL  
12/02/2004 14:24:00 FILED/CERTIFIED

Send Tax Notice To:  
Richard E. McFalls  
644 Camp Branch Road  
Alabaster, AL 35007

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY}

**\*\*(\$172,000.00) of purchase price received above was paid from the mortgage closed simultaneously here with.**

That in consideration of the sum of Two Hundred Fifteen Thousand Dollars and Zero Cents (\$215,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

**Kenneth W. Hollis, Jr. & Amy Rebecca Hollis, Husband and Wife**

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

**Richard E. McFalls & Terry C. McFalls**

(herein referred to as GRANTEE), as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY County**, Alabama, to-wit:

A TRACT OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 2 WEST; THENCE RUN WEST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 674.39 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF AN UNNAMED GRAVEL ROAD; THENCE TURN AN ANGLE OF 82 DEGREES 40 MINUTES 24 SECONDS TO THE LEFT AND RUN SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD FOR 140.54 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A CENTRAL ANGLE OF 2 DEGREES 10 MINUTES AND A RADIUS OF 4596.07 FEET; THEN IN A SOUTHWESTERLY DIRECTION ALONG THE CENTER LINE OF SAID ROAD AND THE ARC OF SAID CURVE FOR 174.00 FEET, MORE OR LESS, TO THE END OF SAID CURVE; THENCE TURN AN ANGLE OF 96 DEGREES 14 MINUTES 36 SECONDS TO THE LEFT FROM THE CHORD OF SAID CURVE AND RUN IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID QUARTER-QUARTER SECTION OF 722.10 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THEN TURN AN ANGLE OF 91 DEGREES 59 MINUTES TO THE LEFT AND RUN IN A NORTHERLY DIRECTION ALONG SAID EAST LINE FOR 312.33 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto the said GRANTEE, as joint tenants, with rights 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or their heirs and assigns, that 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 and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said GRANTORS, **Kenneth W. Hollis & Amy Rebecca Hollis**, have hereunto set his, her or their signature(s) and seal(s), this the **19th** day of **November, 2004**.

\_\_\_\_\_(Seal)

  
Kenneth W. Hollis, Jr.

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

  
Amy Rebecca Hollis

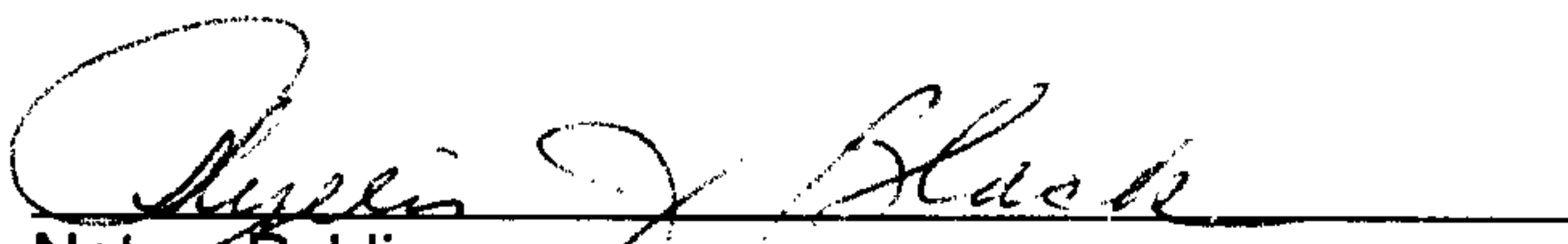
\_\_\_\_\_(Seal)

STATE OF ALABAMA}

COUNTY OF SHELBY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Hollis, Jr. & Amy Rebecca Hollis** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **19th** day of **November, 2004**.

  
Notary Public

My Commission Expires:

**PHYLLIS J. BLACK**  
NOTARY AT LARGE  
STATE OF ALABAMA

MY COMMISSION EXPIRES: 02/08/05