


THIS INSTRUMENT PREPARED BY:
 WEATHINGTON & MOORE, P.C.
 Post Office Box 310
 Moody, AL 35004

Send Tax Notice To:
 Robbin W. Kimbrell

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
 SHELBY COUNTY**


 20050418000180760 1/3 \$82.00
 Shelby Cnty Judge of Probate, AL
 04/18/2005 11:44:05AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THOUSAND AND NO/100(\$100,000.00) DOLLARS** to the undersigned Grantor, **FREDDIE JEAN FALKNER, AN UNMARRIED WOMAN** (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **ROBBIN W. KIMBRELL AND BENNIE SUE KIMBRELL** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

SUBJECT TO: 1. Riparian rights, if any, in and to the use of Coosa River/Lay Lake.
 2. Less and except any portion of subject land lying within the Coosa River/Lay Lake.
 3. Right acquired by Alabama Power Company as recorded in Deed 236 page 312 in the Probate Office of Shelby County, Alabama.

\$35,000.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

Freddie J. Falkner is the surviving grantee of that certain deed recorded in Real Book 085 page 288 in the Probate Office of Shelby County, Alabama, the other grantee, Robert E. Falkner, having died on or about March 29, 1999.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 14th day of April,
2005.

Freddie Jean Falkner
FREDDIE JEAN FALKNER

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that
Freddie Jean Falkner whose name(s) 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 14th day of April, 2005.

Melinda Uebler
Notary Public

My Commission Expires:

10-5-08

EXHIBIT "A"


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A part of Lot 5, according to the Subdivision of Rice Acres in the Northwest $\frac{1}{4}$ of Section 18, Township 24 North, Range 16 East, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, Page 117, more particularly described as follows: Begin at the Northeasterly corner of said Lot 5; thence run in a Southwesterly direction along the southerly right of way line of Missouri Road 45 feet to the Northwesterly corner of said lot; thence turn 76 deg. 11 min. left and run 176.32 feet to high water contour 397.00 feet; thence run in a Northeasterly direction along said contour to the Northeasterly line of said Lot 5; thence run in a Northwesterly direction along said Lot 5 to the Point of Beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Shelby County, AL 04/18/2005
State of Alabama

Deed Tax: \$65.00