20050718000356040 1/1 $41.00
Shelby Cnty Judge of Probate,AL
07/18/2005 10:00:57AM FILED/CERT

This instrument was prepared by:
GLORIA BROWN COLLINS
310 18th Street, North, Suite 300
Birmingham, Alabama 35203

Send Tax Notice
Charles Faulkner
621 Pine Hill Road
Birmingham, Alabama 35217

WARRANTY DEED

STATE OF ALABAMA) KNOWN ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY)

C.F
Vaule of the Property 39,000

That in consideration of Twenty and 00/100 Dollars and for paying taxes on the property for the past fifteen years, we the undersigned existing surviving heirs of Allie Fair Faulkner as grantors in hand paid by the grantee herein, the receipt where is acknowledged, we the undersigned existing heirs of Allie Fair Faulkner
(herein referred to as grantors) do hereby grant, bargain, sell and convey unto Charles Wesley Faulkner and Willie Mae Faulkner a married couple:

(herein referred to as grantees, the following described real estate, situated in SHELBY County, Alabama, to wit:

Lot 5, in Primary Block 102 lots 7-8 Secondary Lot 6, Map Number 28-5-16-4-00 Subdivision 1: Dunstans, Map Book 00 Page 001 in Section 16, Township1- 22 S Range 1, 02W, Section 2 00, Township 00, Range 00, Section 3 00, Township 3 00, Range 3 00, Section 4 00, Township 4, Range 4, Lot Dim1 229.96, Lot Dim2 175.00, Acres 1.00, Square Feet 43,560.00. Also 40' Strip vacated 12th St DECS AS: BEG NE COR LOT 8 BLK DUNSTANS E40 S150 W40 N150 TO POB, in the Probate Office of Shelby County, Alabama.

Subject to:
(1) Taxes for 2005 and all subsequent years;
(2) Rights of parties in possession not shown by the Public Records;
(3) Easements or claims of easements, not shown by the public records;
(4) Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate of interest or mortgage thereon covered by this Commitment;
(5) All lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by public records.

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

And said grantor I (we) do, for myself and for my heirs, executors and administrators, covenant with said grantees, his or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I, and my heirs, executors and administrators, successors and assigns shall warrant and defend the same to the said GRANTEES, his heirs and assigns forever, against the lawful claim of all persons.

IN WITNESS WHEREOF, I, the said grantor, who is authorized to execute this conveyance, have hereunto set my hand and seal this 15th day of July 2005.

Anitta Watkins (Seal) Charles Wesley Faulkner (Seal)
John H McClain (Seal) Willie Mae Faulkner (Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 07/18/2005
State of Alabama

Deed Tax:$30.00

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Charles Wesley Faulkner and Willie Mae Faulkner, a married couple woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, and being informed of the contents of the conveyance she executed the same voluntarily on the day of the same bears date.

Given under by hands and official seal this _____ day of May 2005.

NOTARY PUBLIC
My Commission Expires 5/03/06