Send Tax Notice To:
LEE HOUSE

20050817000423790 1/2 $74.00
Shelby Cnty Judge of Probate, AL
08/17/2005 12:49:20PM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **SIXTY THOUSAND and NO/00 ($60,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JEFF FALKNER, A MARRIED MAN

grant, bargain, sell and convey unto,

LEE HOUSE

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor Jeff Falkner or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

$0.00 of the above-recited consideration was paid from a first 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 18TH day of July, 2005

JEFF FALKNER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

JEFF FALKNER

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 18TH day of July, 2005.

Notary Public

My Commission Expires: 10-16-08

NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 25 and the NW 1/4 of the NW 1/4 of Section 36, all in Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:

PARCEL 2:
Commence at the Southwest corner of Section 25, Township 21 South, Range 1 West; thence North 00 degrees 00 minutes 00 seconds East, a distance of 432.86 feet; thence South 89 degrees 47 minutes 47 seconds East, a distance of 205.26 feet; thence South 28 degrees 10 minutes 40 seconds East, a distance of 275.10 feet; thence South 67 degrees 50 minutes 38 seconds West, a distance of 170.80 feet; thence South 23 degrees 50 minutes 22 seconds East, a distance of 60.03 feet to a point lying on the northeasterly R.O.W. line of Shelby County Highway 47, 50' R.O.W.; thence continue along the last described course and R.O.W. line, a distance of 33.67 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 2,834.79 feet, a central angle of 01 degree 19 minutes 47 seconds and subtended by a chord which bears South 24 degrees 46 minutes 12 seconds East, and a chord distance of 65.80 feet; thence along the arc of said curve and said R.O.W. line, a distance of 65.80 feet to the POINT OF BEGINNING, said point being the beginning of a compound curve to the left, having a radius of 2834.79 feet, a central angle of 03 degrees 44 minutes 34 seconds and subtended by a chord which bears South 27 degrees 18 minutes 22 seconds East, and a chord distance of 185.14 feet; thence along the arc of said curve and said R.O.W. Line, a distance of 185.17 feet; thence South 26 degrees 53 minutes 55 seconds East and along said R.O.W. line, a distance of 15.35 feet; thence North 88 degrees 22 minutes 24 seconds East, and leaving said R.O.W. line a distance of 120.00 feet; thence North 22 degrees 14 minutes 01 seconds West, a distance of 132.29 feet; thence North 27 degrees 25 minutes 06 seconds West, a distance of 110.00 feet; thence South 67 degrees 49 minutes 11 seconds West, a distance of 120.00 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated July 7, 2005.

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Shelby County, AL 08/17/2005
State of Alabama

Deed Tax:$60.00