THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

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

Send Tax Notice to:
Jeff Falkner

20050817000423810 1/2 $19.00
Shelby Cnty Judge of Probate,AL
08/17/2005 12:49:22PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/100 ($5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Lee House, a married man,** grant, bargain, sell and convey unto **Jeff Falkner**, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW ¼ of the SW ¼ of Section 25, and the NW ¼ of the NW ¼ of Section 36, all in Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama, and being more particularly described as follows:
A part of Parcel 1:
Commence at the SW corner of said Section 25; 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 minute 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, said point lying on the Northeasterly right of way line of Shelby County Highway 47 (50-foot right of way); thence continue along the last described course and right of way 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 degrees 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 right of way line, a distance of 65.80 feet; thence North 67 degrees 49 minutes 11 seconds East 120.00 feet to the point of beginning; thence continue along the same course a distance of 53 feet, more or less, to a point on the Northeast line of said Parcel 1; thence South 24 degrees 44 minutes 28 seconds East a distance of 302 feet, more or less, to the Easternmost corner of said Parcel 1; thence South 88 degrees 22 minutes 24 seconds West a distance of 59.45 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 to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated July 7, 2005.
Situated in Shelby County, Alabama.

Subject to taxes for 2005 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.

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.

Lee House
Lee House

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lee House**, 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 18th day of July 2005

Notary Public

My Commission Expires: 10/16/08

NOTARY PUBLIC
PARSON
STATE AT LARGE

20050817000423810 2/2 $19.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 08/17/2005
State of Alabama

Deed Tax:$5.00