

STATE OF ALABAMA

SHELBY COUNTY

20050913000473740 1/2 \$227.00
Shelby Cnty Judge of Probate, AL
09/13/2005 10:39:51AM FILED/CERT

Shelby County, AL 09/13/2005
State of Alabama

Deed Tax: \$213.00

SEND TAX NOTICE TO:

Herbert J. Schwentner
2261 Highway 86
Calera, AL 35040

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Thirteen Thousand and 00/100 Dollars (\$213,000.00) in hand paid to the undersigned Grantors, Ronald H. Falkner and wife, Deborah S. Falkner, (herein referred to as GRANTORS) in hand paid by the grantee herein, the receipt of which is hereby acknowledged by said GRANTORS do by these presents, **GRANT, BARGAIN, SELL, AND CONVEY** to Herbert J. Schwentner (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I

Commencing at the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 19, Township 22 South, Range 1 West, the point of beginning; thence South a distance of 445.0' to a point, thence West a distance of 460.0' to a point on the West right-of-way line of Shelby County Road No. 86; thence North 30 deg. 08' West along said right of way line a distance of 525.0' to a point on the North boundary of said $\frac{1}{4}$ $\frac{1}{4}$ line; thence East a distance of 715.0' to the point of beginning.

Parcel II

A parcel of land lying and being situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 19, Township 22-S, R-1-W, Shelby County, Alabama, described more particularly as follows: From the NW corner of said forty, run S 02 degrees 17 minutes E along the West forty line for 445 feet; thence run N 89 degrees 11 minutes E for 436.7 feet; thence run N 02 degrees 17 minutes West for 445 feet to a point on the North forty line; run thence S 89 degrees 11 minutes W along the North forty line of 436.7 feet and back to the point of beginning.

\$191,700.00 of the purchase price was paid from a mortgage loan closed simultaneously herewith.

This conveyance is subject to: Taxes for 2005 and subsequent years; all easements, covenants, rights-of-way and restrictions of record affecting said property.

TO HAVE AND TO HOLD, To the said GRANTEE, his heirs and assigns in fee simple forever, together with every contingent remainder and right of reversion.

The GRANTORS do for themselves, their heirs and assigns, covenant with GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns, shall warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals, this the 7th day of September, 2005.

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Ronald H. Falkner (L.S.)
Ronald H. Falkner

Deborah S. Falkner (L.S.)
Deborah S. Falkner

STATE OF ALABAMA

JEFFERSON COUNTY

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Ronald H. Falkner and wife, Deborah S. 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 this conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 7th day of September, 2005.

April C Evans
Notary Public

Commission Expires: 12/22/07

MY COMMISSION EXPIRES DECEMBER 22, 2007

THIS INSTRUMENT PREPARED BY:

Alan Stabler, Attorney
1200 4th Avenue, North
Birmingham, AL 35203