

This instrument was prepared by: Derrell O. Fancher, LLC P. O. Box 185 Clanton, AL 35046

## WARRANTY DEED

THE STATE OF ALABAMA )
SHELBY COUNTY )

Know All Men by These Presents: That in consideration of Fifty Three Thousand Five Hundred and 00/100 Dollars to the undersigned, Harold Nix, a married man, (herein referred to as Grantors), in hand paid by Ronald H. Falkner and Deborah S. Falkner, (herein referred to as Grantees), the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantees, for and during their joint lives as joint tenants 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:

Begin at the SE corner of the NE ¼ of the SE ¼ of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama, said point being the point of beginning; thence North 00 degrees 30 minutes 17 seconds East a distance of 320.00 feet; thence North 87 degrees 17 minutes 14 seconds West a distance of 650.14 feet; thence South 05 degrees 32 minutes 18 seconds West a distance of 349.54 feet; thence South 89 degrees 45 minutes 36 seconds East, a distance of 680.33 feet to the point of beginning. Also, and including a 30-foot easement lying 15 feet either side of and parallel to the following described centerline:

Commence at the SW corner of the NE ¼ of the SE ¼ of Section 10, Township 24 North, Range 13 East, Shelby County, Alabama; thence South 89 degrees 42 minutes 34 seconds East a distance of 647.57 feet to the point of beginning of said centerline; thence South 89 degrees 45 minutes 36 seconds East a distance of 680.33 feet; thence North 00 degrees 30 minutes 17 seconds East a distance of 320.00 feet to the point of ending of said centerline.

PROVIDED HOWEVER, this deed is made and is accepted SUBJECT TO: (i) general and special taxes and assessments for the current year and subsequent years; (ii) all restrictions, reservations, easements and rights-of-way; (iii) all prior reservations or conveyances of minerals and mining rights; and (iv) all other matters not of record which would be disclosed by an accurate survey and competent inspection of the property.

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

To Have and to Hold to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with said grantees, 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 will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 39 day of December, 2006.

Ida coll giv (Seal

Shelby Cnty Judge of Probate, AL 01/11/2007 12:01:13PM FILED/CERT

THE STATE OF ALABAMA CHILTON COUNTY

I, Sue S. Hope, a Notary Public for the State of Alabama at Large, hereby certify that Harold Nix, a married man, whose name 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, this the 29th day of December, 2006.

Notary Public

Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: June 24, 2009 BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantees Address:

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5800 Co. Rd 32 Clarrow, Al 35046

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Note: The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys. This document was not executed in the office of the preparer, nor in his presence.

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Shelby County, AL 01/11/2007 State of Alabama

Deed Tax: \$53.50