

This instrument was prepared by:
Mike T. Atchison, Attorney at Law
PO Box 822
Columbiana, AL 35051

Send Tax Notice To: Robert D. Corley
321 Savannah Circle
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20091013000386540 1/1 \$121.00
Shelby Cnty Judge of Probate, AL
10/13/2009 11:31:47 AM FILED/CERT

That in consideration of Two Hundred Forty Thousand dollars and Zero cents (\$240,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jon Falkner and Julie Falkner, husband and wife, (herein referred to as grantors) do grant, bargain, sell and convey unto Robert D. Corley and Diane W. Corley (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 426, according to the Survey of Savannah Pointe, Sector V, Phase I, as recorded in Map Book 26, Page 50, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 2009 and subsequent years.

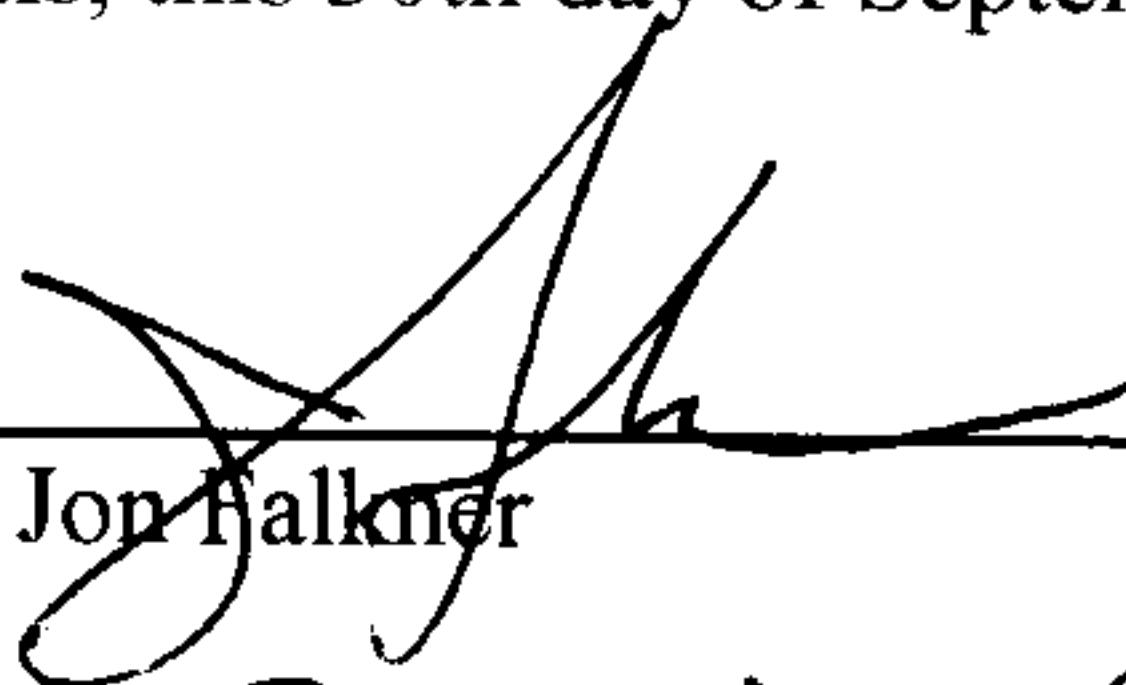
TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

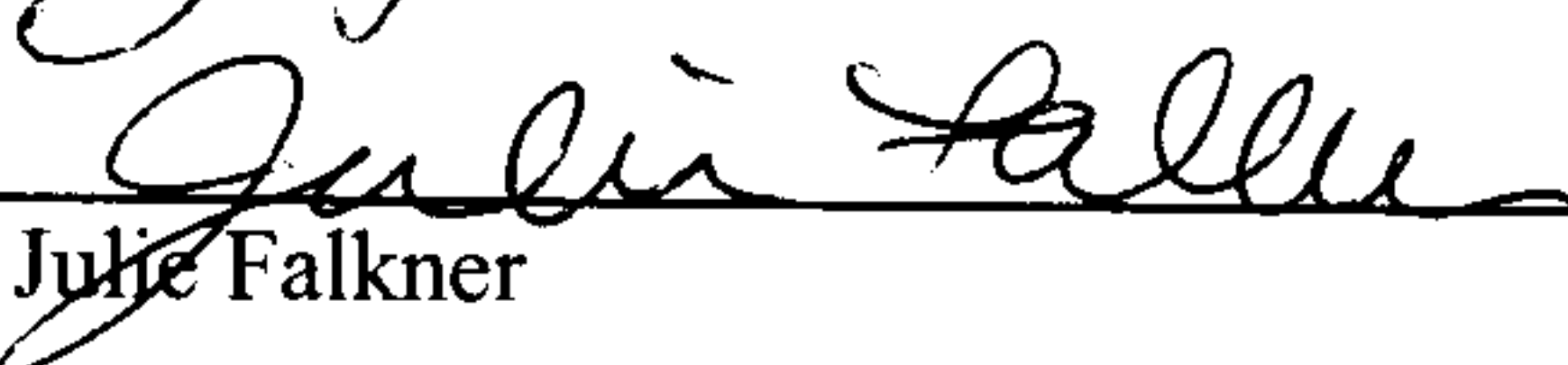
(\$130,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of September, 2009.

____ (Seal)


Jon Falkner (Seal)

____ (Seal)


Julie Falkner (Seal)

____ Shelby County, AL 10/13/2009 (Seal)

State of Alabama
Deed Tax : \$110.00

____ (Seal)

____ (Seal)

STATE OF ALABAMA

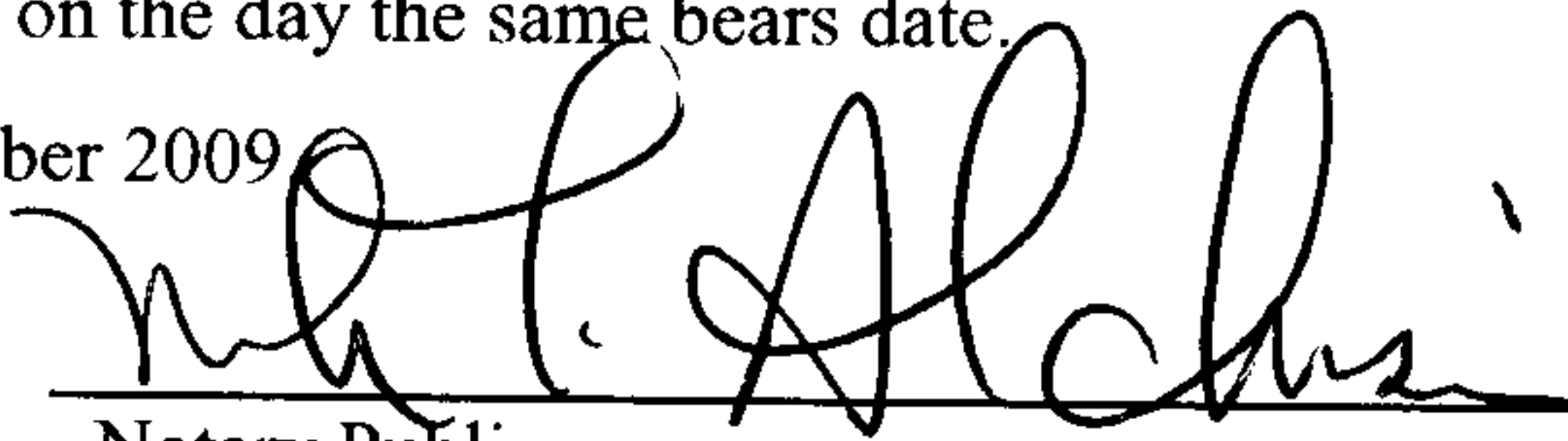
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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jon Falkner and Julie 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 30th day of September 2009



Notary Public
Commission Expires: 10/16/2012

