

**WARRANTY DEED**  
**Joint tenants with right of survivorship**

  
20100709000219280 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/09/2010 04:18:50 PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Eighty Six Thousand and no/100's Dollars (\$186,000.00)** to the undersigned grantor,

**JOHN W. BOONE, a married man**

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**WADE FAULKNER and GRETA FAULKNER**

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama and run thence South 88 degrees, 7 minutes, 26 seconds East along the North line of said quarter - quarter section a distance of 67.67 feet to a found rebar corner and the point of beginning of the property being described; thence continue last described course along an existing fence line a distance of 454.48 feet to a found rebar corner; thence run South 37 degrees, 9 minutes, 17 seconds West along an existing fence line a distance of 739.81 feet to a found rebar; thence run South 28 degrees, 20 minutes, 45 seconds West a distance of 20.02 feet to a found solid bar corner in the centerline of a thirty foot roadway easement; thence run North 5 degrees, 59 minutes, 35 seconds West along said centerline of said easement a distance of 534.04 feet to a found rebar corner; thence run North 32 degrees, 26 minutes, 23 seconds East along centerline of said thirty foot roadway easement a distance of 107.84 feet to the point of beginning.**

**Situated in Shelby County, Alabama.**

**Subject to:**

- 1. 2010 and subsequent years ad valorem taxes**
- 2. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by public records**
- 3. Proceedings by any public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by Public Records.**
- 4. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land.**
- 5. Easements, liens, encumbrances or claims thereof, not shown by public record.**
- 6. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by public records.**
- 7. Any mineral or mining rights leased, granted or retained by current or prior owners.**
- 8. Easement granted to Dennis E. Kizziah as recorded in real Volume 207, Page 307.**
- 9. Easement for road as set forth in Instrument #2002-41489.**

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**The above described property is not the homestead of the grantor or his spouse.**

**All of the consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

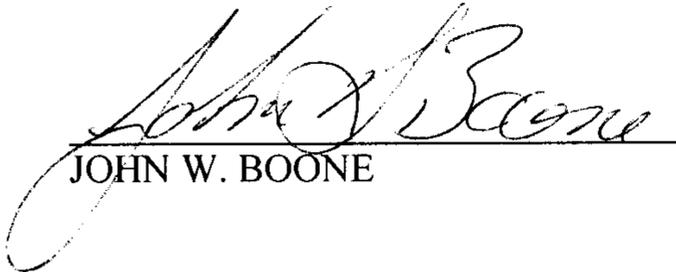
TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted 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 the 2nd day of July, 2010.

WITNESS:

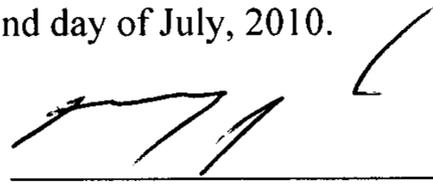
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JOHN W. BOONE

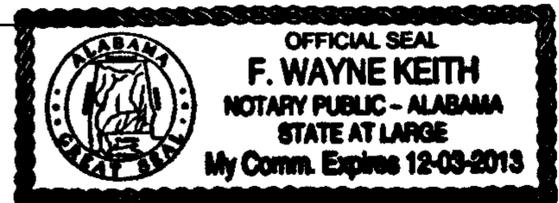
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that John W. Boone, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 2nd day of July, 2010.



Notary Public



THIS INSTRUMENT WAS PREPARED BY:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 230  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
Wade Faulkner  
P.O. Box 172  
Sterrett, Alabama 35147