

383,300

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.
State of Alabama)
County of Shelby)

Please send tax notices to:

Gayle Mitchell Falkner
2092 Brook Highland Ridge
Birmingham, AL 35242

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **MARTHA JOHNSTON, AKA MARTHA LOVE JOHNSTON**, an unmarried woman, of 2092 Brook Highland Ridge, Birmingham, AL 35242, do grant, bargain, sell, and convey unto **GAYLE MITCHELL FALKNER**, a married woman, and **SUSAN MITCHELL JONES**, an unmarried woman, of 2092 Brook Highland Ridge, Birmingham, AL 35242, reserving a life estate therein, the following described real estate situated in Shelby County, Alabama, to-wit:

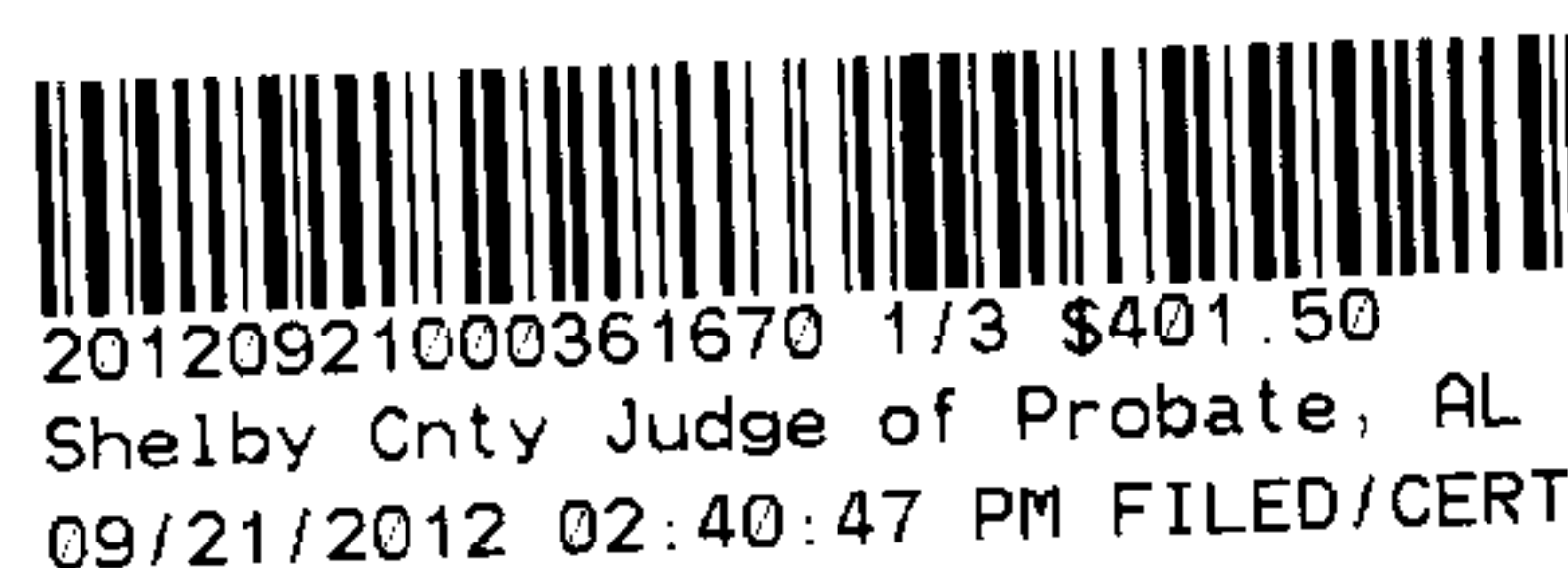
PARCEL I: A house and lot at 1890 Deborah Drive, Calera, AL 35040, more particularly described as:

The W 53 feet of Lot 26 and the E½ of Lot 27, according to a map of Farris Estate, recorded in the Probate office of Shelby County, Alabama, in Map book 4, page 13. Shelby County ad valorem tax number 28 5 21 3 001 033.

PARCEL II: A house and lot at 1004 Linkside Drive, Birmingham, AL 35242, more particularly described as:

Lot 5A, according to the survey of Linkside at Greystone Resurvey #1, as recorded in map book 17, page 56, in the Probate Office of Shelby County, Alabama. Shelby County ad valorem tax number 03 9 32 0 002 005.029.

Source of title: Parcel I: A warranty deed from Lois L Bray to grantor herein, executed 21 June 1983 and recorded on 22 June 1983 at book 347, page 964 in the Shelby County Alabama Probate Office. Parcel II: A warranty deed from John and Betty Nix to grantor herein, executed 17 November 2004 and recorded 21



December 2004 at certificate number 2004:1221000696040.

This property is valued at: Parcel I: \$79,500; Parcel II: \$303,800 by the Shelby County Revenue Commissioner Don Armstrong.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

MARTHA LOVE JOHNSTON does for herself and for her administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors 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, **MARTHA JOHNSTON, AKA MARTHA LOVE JOHNSTON**, have set my hand and seal, this 21 September 2012.

Witness:




MARTHA LOVE JOHNSTON


20120921000361670 2/3 \$401.50
Shelby Cnty Judge of Probate, AL
09/21/2012 02:40:47 PM FILED/CERT

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **MARTHA JOHNSTON, AKA MARTHA LOVE JOHNSTON**, whose name is signed to the foregoing conveyance, and who is (made) 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 and official seal this 21 September 2012.



My commission expires 07 March 2014

Notary public


20120921000361670 3/3 \$401.50
Shelby Cnty Judge of Probate, AL
09/21/2012 02:40:47 PM FILED/CERT

Shelby County, AL 09/21/2012
State of Alabama
Deed Tax: \$383.50