

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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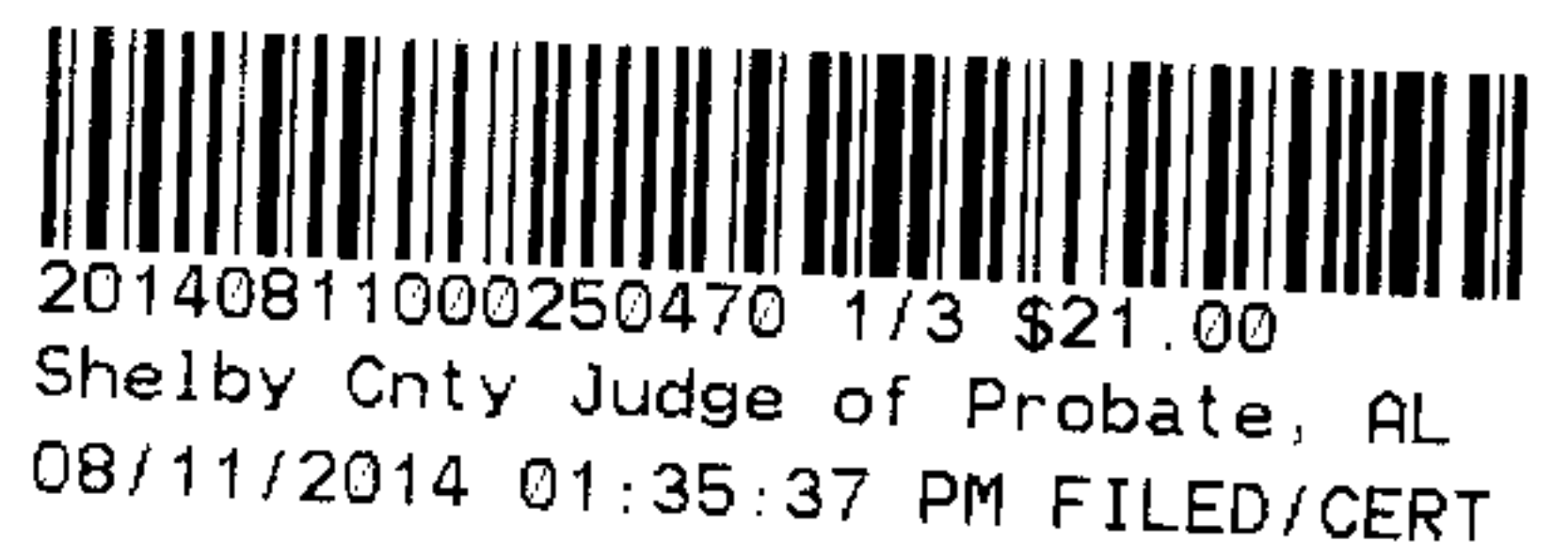
Send Tax Notice to:
Shane Rary
45 Hobbs Circle
Wilsonville AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTY FOUR THOUSAND DOLLARS and NO/00 (\$134,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **J.D Falkner, a single man and Terry Juan Falkner, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Shane Rary (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.



SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

The other grantees in deed book 303, Page 176 Lorene J. Falkner and Jeff D. Falkner, Jr are deceased. Lorene J. Falkner, having died on 12 Nov 2008 and Jeff D. Falkner Jr, having died on 10 Jan 2007.

\$134,000.00 of the purchase price was paid with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of August, 2014.

J.D. Falkner

Terry Juan Falkner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **J.D. Falkner and Terry Juan Falkner**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August, 2014.

Notary Public
My Commission Expires: 10-4-2016

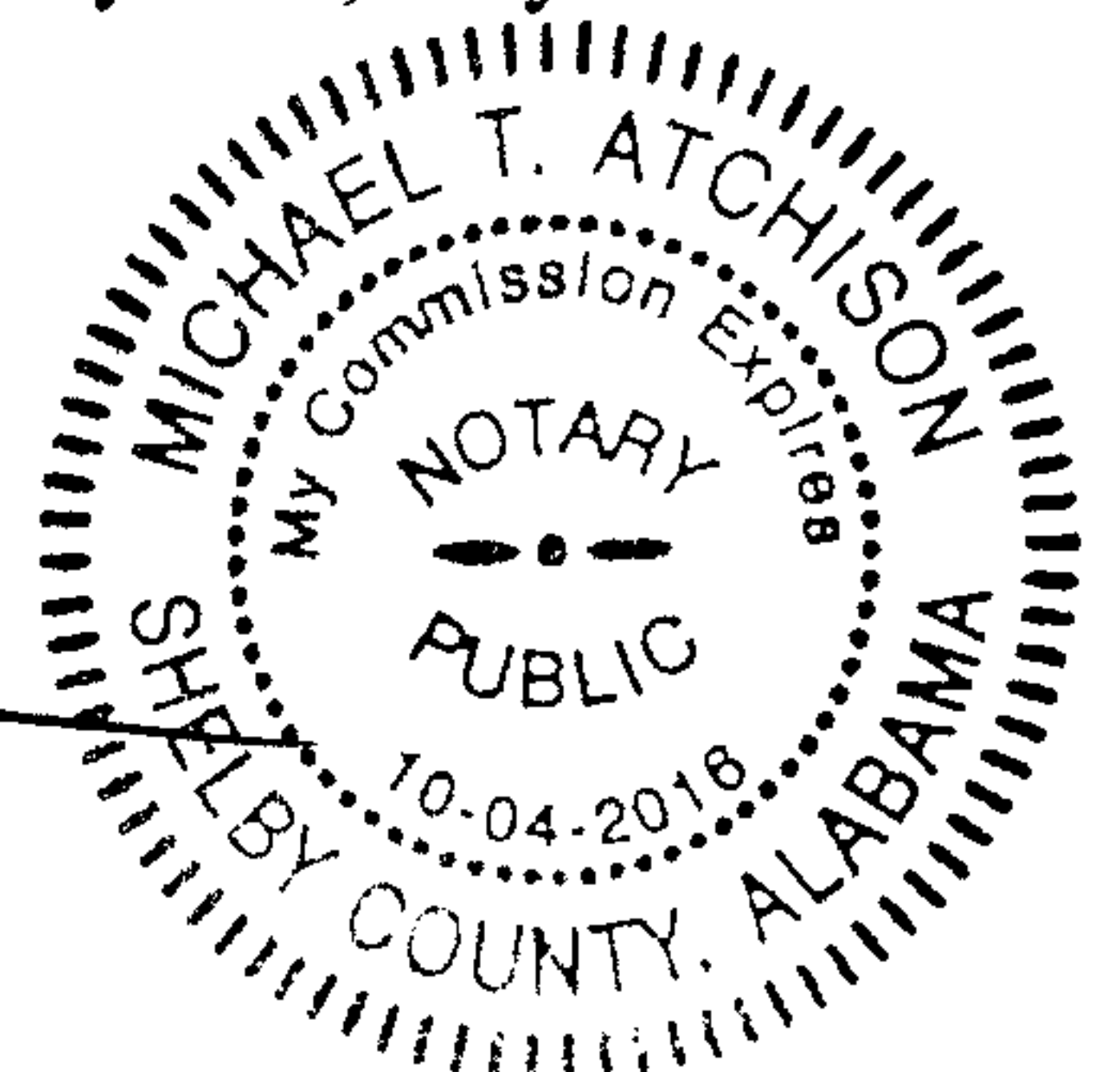


EXHIBIT A
LEGAL DESCRIPTION

One lot of land in the Town of Columbiana, Alabama, described as follows: Beginning at the intersection of the South line of College Street with the east line of Main Street and running east along the south line of College Street 89 feet; thence south 32 feet; thence west 89 feet to the east line of Main Street; thence North along said Main Street 32 feet to the point of beginning, being the same lands described in that certain deed from A.H. Vershot and wife, Lena Vershot, to W.H. Mitchell, dated August 16th., 1922, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 69 on Page 527.

The above lot is better described by a more recent survey as follows: One lot of land in the Town of Columbiana, Alabama, described as follows: Beginning at the intersection of the south line of East College Street with the east line of Main Street and running thence north $85\frac{1}{2}$ degrees east along the south margin of East College Street a distance of 89 feet to a point; running thence south and parallel with Main Street a distance of 45 feet to a point; running thence west 89 feet to the east line of main street; running thence north along the east margin of said Main Street a distance of 32 feet, more or less, to the point of beginning, and being further described as being a part of Lot No. 5 according to the original survey and map of said Town of Columbiana, Alabama, which said map is of record in Deed Book K on page 514, in the office of the Judge of Probate of Shelby County, Alabama, and being in the Southeast Quarter of the Northeast Quarter of Section 26, Township 21, Range 1 West.

Also being known as Lot 8, Horsley Map of the Town of Columbiana.

There is a shared party wall with the building located South of the above described property.


20140811000250470 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/11/2014 01:35:37 PM FILED/CERT

Grantor's Name

J D Falkner

Grantee's Name

Shane Rary

Mailing Address

PO Box 796 Columbus AL 35857

Mailing Address

45 Hobbs Circle
Wilsonville AL 35186

Property Address

101 South Main St
Columbus AL

Date of Sale

8-8-2014

Total Purchase Price

134,000.00

or

Actual Value

or

Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale

Appraisal

☒ Sales Contract

Other

Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8 Aug 14

Print

Shane Rary

Unattested

AC

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

20140811000250470 3/3 \$21.00
Shelby Cnty Judge of Probate: AL
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Form RT-1