

This Instrument was Prepared by:

Send Tax Notice To: Barbara Joyce Robinson

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

PO Box 1255  
Columbiana AL  
35051

File No.: MV-16-23334

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Nine Thousand Dollars and No Cents (\$79,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Terry Juan Falkner, a married man and The Estate of Jefferson D. Falkner, Sr. Probate Case #2015-000330, Probate Office, Shelby County, Alabama** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Barbara Joyce Robinson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2016 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or his spouse.**

**\$64,000.00** of the purchase price of the above described property was financed 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, 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of October, 2016.

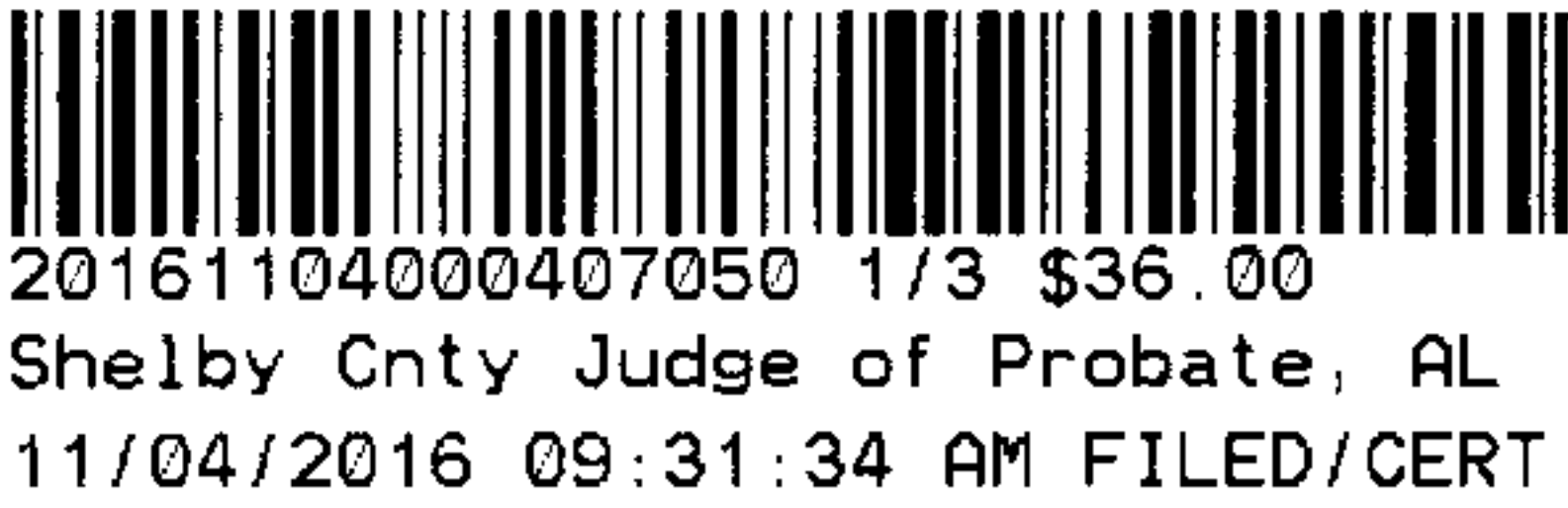
Terry Juan Falkner (AS TO PART)

THE ESTATE OF JEFFERSON D. FALKNER, SR.,  
PROBATE CASE #2015-000330, PROBATE  
OFFICE, SHELBY COUNTY, ALABAMA (AS TO  
EASEMENT)

Terry Juan Falkner  
Personal Representative

State of Alabama

County of Shelby

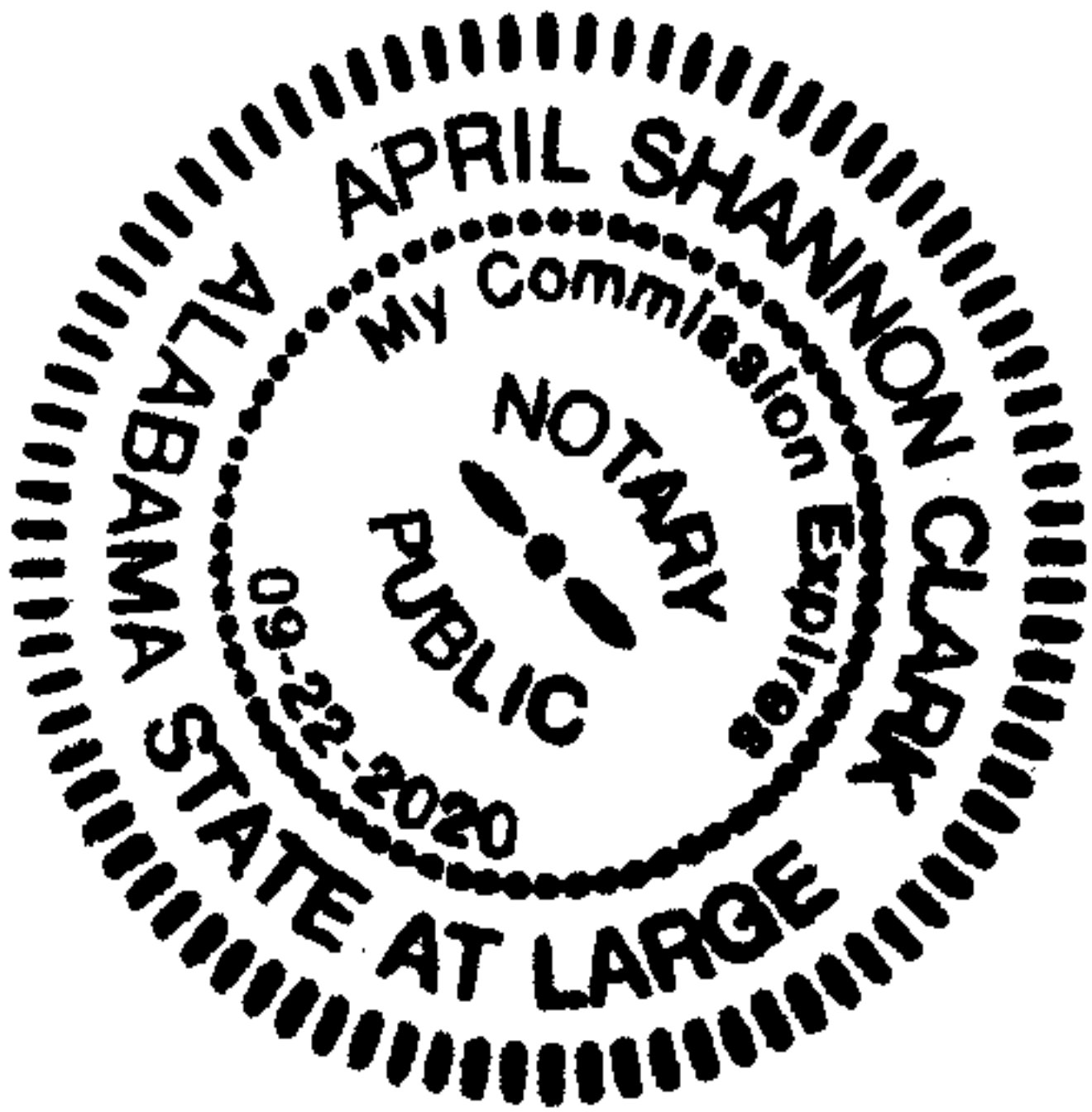


Shelby County, AL 11/04/2016  
State of Alabama  
Deed Tax: \$15.00

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Terry Juan Falkner and Terry Juan Falkner as Personal Representative of The Estate of Jefferson D. Falkner, Sr. Probate Case #2015-000330, Probate Office, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of October, 2016.

April Clark  
Notary Public, State of Alabama  
April Clark  
My Commission Expires: 9/22/2020





## EXHIBIT "A" LEGAL DESCRIPTION

One lot in the town of Columbiana, Alabama, described and bounded as follows: Commencing at the southwest corner of the Page store house on the East side of Main Street, 32 feet South of East College Street; thence running South along said Main Street 31 feet to an iron stake at the Northwest corner of the lot known as the Parker and Armstrong Lot; thence running East 89 feet; thence North 31 feet; thence running West 89 feet to the point of beginning.

ALSO, the right to join the South wall of said Page store house as conveyed by B. L. and Sallie Moore to J. H. Page and wife, Melvine Page, as recorded in Vol. 18, Page 506 of the records of Shelby County Alabama. ALSO, beginning at the southeast corner of the brick store house now situated in the town of Columbiana, Alabama and formerly known as the said Page Store and running East 9 feet; thence running North 13 inches; thence West 9 feet; thence South 13 inches to point of beginning, with the restrictions and all rights as conveyed to Erlick and Lefkovits by J. H. Page and wife, and recorded in Vol. 25, Page 345 of the records of Shelby County, Alabama, which lot was conveyed to W. H. Mitchell by Sam Erlick and wife, Ethel Erlick, on October 25, 1922, and which deed is recorded in Deed Book 70 on Page 548 in the Office of the Judge of Probate of Shelby County, Alabama.


The above described lot is better described by a more recent survey as follows: One lot of land in the town of Columbiana, Alabama, described as follows: Commencing as the southwest corner of the lot heretofore known as the Page store house lot which corner is on the East margin of Main Street 32 feet South of the intersection of the East margin of Main Street 32 feet South of the intersection of the South boundary of East College Street and the East boundary of Main Street, and which said lot is on the East side of Main Street a distance of 31 feet and 6 inches, more or less, to the northwest corner of the lot heretofore known as the Parker and Armstrong Lot and now known as the Frank Norris Lot; running thence East 89 feet to a point; running thence North 31 feet and 6 inches, more or less, to the southeast corner of said Page Store House lot; running thence West 89 feet, more or less, to the point of beginning and being a part of lot No. 5, according to the original survey and map of said town of Columbiana, Alabama, which said survey and 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 situated in the Southeast Quarter of the Northeast Quarter of Section 26, Township 21, Range 1 West.

Also known as Lot 7, Horsley's Map of the Town of Columbiana.

ALSO, an easement described as follows:

A 10-foot strip of land lying to the East of the Mitchell Building in the Town of Columbiana, Alabama, currently owned by J. D. Falkner, et al, and North of an existing 10-foot easement at the rear of said building, the said 10-foot strip being conveyed being more particularly described as follows:

Commence at the SE corner of the Mitchell Building, currently owned by J. D. Falkner, et al, and currently housing G & G Outlet; thence run North along the East line of said building a distance of 10 feet, more or less, to a point which is the NW corner of a currently existing 10-foot easement; thence continue North along the East line of said Mitchell Building a distance of 10 feet; thence run in an easterly direction for a distance of 30 feet, more or less, to the West line of the old ice plant lot; thence turn an angle to the right and run southerly a distance of 10 feet to a point being the NE corner of the aforementioned existing 10-foot easement; thence turn right and run in a westerly direction along the North line of said existing 10-foot easement 30 feet, more or less to the point of beginning. Said easement to service above mentioned building.

  
20161104000407050 2/3 \$36.00  
Shelby Cnty Judge of Probate, AL  
11/04/2016 09:31:34 AM FILED/CERT



## Real Estate Sales Validation Form

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Terry Juan Falkner (AS TO PART)  
The Estate of Jefferson D. Falkner,  
Sr., Probate Case #2015-000330,  
Probate Office, Shelby County,  
Alabama (AS TO EASEMENT)

Grantee's Name Barbara Joyce Robinson

Mailing Address

2092 BROOK HIGHLAND RIDGE  
BHM AL 35242

Mailing Address

Property Address

Columbiana, AL 35051

Date of Sale October 26, 2016

Total Purchase Price \$79,000.00

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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.

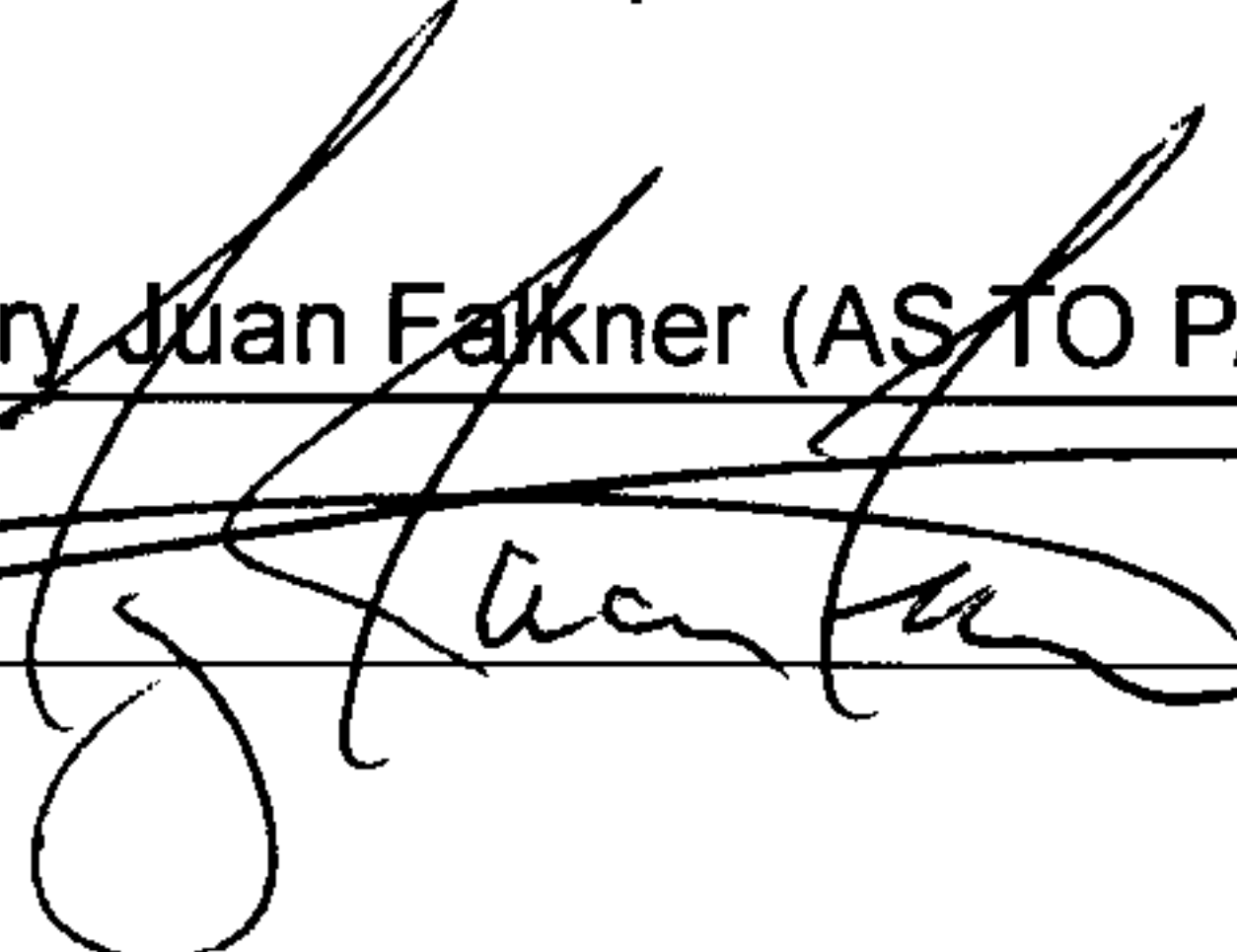
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 November 01, 2016

Print Terry Juan Falkner (AS TO PART)

Sign



Unattested



20161104000407050 3/3 \$36.00  
Shelby Cnty Judge of Probate, AL  
11/04/2016 09:31:34 AM FILED/CERT

Form RT-1