

(Name) William A. Hotze (JR&H Co., Inc.)
2131 Magnolia Avenue
(Address) Birmingham, Alabama 35255

38

Roger W. Franklin

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixteen Thousand and No/100 (\$16,000.00)----- DOLLARS

to the undersigned grantor, Johnson-Rast & Hays Co., Inc.----- a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

✓ Roger W. Franklin, a single man
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 6, according to J. A. Jones Survey as recorded in Map Book 7, Page 74 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1981.
2. 35 foot building line as shown by recorded map.
3. 10 foot easement on rear and South as shown by recorded map.
4. Restrictions recorded in Volume 313, page 98 and Volume 317 page 384 in the Probate Office of Shelby County, Alabama.
5. Easement recorded in Volume 317, page 384 in said Probate Office.
6. Mineral and mining rights and rights incident thereto.

BOOK 329 PAGE 567

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Shelby Cnty Judge of Probate, AL
11/03/1980 00:00:00 FILED/CERTIFIED

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by ~~its~~ Robert E. Reed, its President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 31st day of October, 19 80.

STATE OF ALA. SHELBY CO. OF ALA. SHELBY CO.
I CERTIFY THIS DEED WAS FILED

JOHNSON-RAST & HAYS CO., INC.

1980 NOV -3 PM 2:08 - 08

By Robert E. Reed President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

Deed 16.00
Reg. 1.50
Ind. 1.00
18.50

a Notary Public in and for said County, in said State,

hereby certify that Robert E. Reed-----

whose name as the President of Johnson-Rast & Hays Co., Inc., a corporation, is 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 31st day of October, 1980.

My Commission Expires February 26, 1984

Gobbie G. Hutchcraft

Notary Public