

This instrument was prepared by

LARRY L. HALCOMB

(Name)

ATTORNEY AT LAW

(Address)

3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

101 Cedar Cove Dr.
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-one thousand and no/100 (\$ 91,000.00)

to the undersigned grantor, Franklin Properties, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gerald K. Brennan and Paula L. Brennan

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 1, Block 2, according to the Survey of Cedar Cove Subdivision, Phase I, as
recorded in Map Book 9, Page 53 in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1985.

Subject to restrictions, building lines, easements, and rights of way of record.

The grantor herein does not warrant title to coal, oil, gas and other mineral interests in,
to or under the land herein conveyed.

\$ 85,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Franklin Dean Smith
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January 19 85

ATTEST:

Franklin Properties, Inc.

By

Franklin Dean Smith

President

STATE OF Alabama
COUNTY OF Jefferson

STATE OF ALA. SHELBY CO.
I CERTIFY
INSTRUMENT FILED

1985 FEB -6 AM 8:57

TAX 6.00
Rec 2.50
Ind 1.00
9.50

I, Larry L. Halcomb, a Notary Public in and for said County in said
State, hereby certify that Franklin Dean Smith
whose name as President of Franklin Properties, 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 January

Larry L. Halcomb

My Commission Expires 1/23/86