

This instrument was prepared without the benefit of title evidence.

This instrument was prepared by

**HARRISON, CONWILL, HARRISON & JUSTICE**  
P. O. Box 557  
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James Russell Driver and wife, Betty Ann Driver  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Barry Alan Franklin  
(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:  
One acre of land in the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; thence run East along the South line of said 20 acre tract 200 feet, more or less, to a point 200.0 feet West of the centerline of Shelby County Highway #224 and the point of beginning; thence continue last course a distance of 200.0 feet to a point on said centerline; thence run NE (North 34 degrees East - mb) along said centerline 210.0 feet; thence turn left 90 degrees and run NW 165.8 feet; thence run Southwest and parallel with said Highway 321.8 feet to the point of beginning. LESS AND EXCEPT the South 25 feet which is reserved as a right-of-way. Situated in Shelby County, Alabama.

This deed is given to correct that certain deed dated April 8, 1985 and recorded in Book 023, Page 536, in the Probate Office of Shelby County, Alabama.

Grantors address:  
Route 1, Box 874  
Calera, Alabama 35040

Grantees address:  
P.O. Box 454  
Calera, Alabama 35040

BOOK 064 PAGE 434

STATE OF ALABAMA SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 MAR 17 AM 10:52

Notary Public

1. Deed Tax \$ 50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 400

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16 day of March, 19 86.

(SEAL) James Russell Driver (SEAL)  
James Russell Driver  
(SEAL) Betty Ann Driver (SEAL)  
Betty Ann Driver  
(SEAL) \_\_\_\_\_ (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that James Russell Driver and wife, Betty Ann Driver

Whose name(s) are signed to the foregoing conveyance, and who are 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 16 day of March A.D. 19 86

James M. Paul