

SEND TAX NOTICE TO:

(Name) William N. Franks
12 Eddings Lane
 (Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) Mark E. Tippins, Atty
2140 11th Ave. S. #300
 (Address) Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
 Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty three thousand (\$63,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

DONALD WAYNE PENHALE and his wife DEBRA F. PENHALE

(herein referred to as grantors) do grant, bargain, sell and convey unto William N. Franks, Ann N. Franks and Cynthia E. Franks

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 12, according to Monte Tierra, 1st Addition Subdivision, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama.

Less and except any and all matters of public record.

Title to mineral rights is not warranted.

\$60,307.00 of the purchase price has been provided from the proceeds of a purchase money first mortgage given to Secor Bank.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of October, 19 88

WITNESS:
 1. Doc Tax \$ 3.00
 2. Mtg Tax
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
TOTAL 6.50
 STATE OF ALABAMA
Jefferson COUNTY }

STATE OF ALA. SHELBY
 I CERTIFY THIS
 INSTRUMENT WAS FILED (Seal)
88 OCT 31 AM 10:58 (Seal)
Thomas A. [Signature] (Seal)
 JUDGE OF PROBATE

Donald Wayne Penhale (Seal)
Donald Wayne Penhale
Debra F. Penhale (Seal)
Debra F. Penhale

I, Mark E. Tippins, a Notary Public in and for said County, in said State, hereby certify that Donald Wayne Penhale and his wife Debra F. Penhale whose names 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 28th day of October, A.D., 19 88

Mark E. Tippins

Publir.

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