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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. and Mrs. Barry Keith Franks
(Address) 1757 King James Drive
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-EIGHT THOUSAND EIGHT HUNDRED FIFTY & NO/100 (\$88,850.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LARRY KENT d/b/a LARRY KENT BUILDING CO.

(herein referred to as grantors) do grant, bargain, sell and convey unto

BARRY KEITH FRANKS and wife, DEBRA CARTER FRANKS

(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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13, according to the Map and Survey of King's Meadow Subdivision, Second Sector, as recorded in Map Book 9 page 168 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

35 foot building line from King James Drive as shown on recorded map.

Right of way granted to Alabama Power Company by instrument recorded in Deed Volume 225, page 224; Deed Book 55 page 454; and Book 99 page 250.

Right of way in favor of Alabama Power company and South Central Bell Telephone Company by instrument recorded in Deed Volume 285 page 253.

Right of way granted to South Central Bell Telephone Company by instrument recorded in Book 109 page 882 and Book 39 page 367.

Restrictions appearing of record in Book 181 page 202.

\$73,698.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 270 PAGE 182

1. Deed Tax	\$ 75.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Stamp Fee	\$ 1.00
Total	\$ 82.00

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 for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11th day of December, 19 89.

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

89 DEC 14 AM 9:25 (Seal)

[Signature] (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

[Signature] (Seal)
Larry Kent d/b/a Larry Kent Building Co.
[Signature] (Seal)
[Signature] (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Kent d/b/a Larry Kent Building Co.

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December A.D., 19 89

[Signature]