

Send Tax Notice To:

G. Daniel Farmer
5435 Palomino Trail
Birmingham, AL 35243

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of NINETY NINE THOUSAND NINE HUNDRED AND NO/100 Dollars.

.....(\$ 99,900.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Don Franks, and wife, Jean Franks, (herein referred to as Grantor) do grant, bargain, sell and convey unto G. Daniel Farmer and Theresa R. Farmer (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

From the Northeast corner of Section 22, Township 19 South, Range 2 West, run Southerly along the East boundary line of said Section 555.42 feet to the point of beginning of the land herein described; thence turn an angle of 91 degrees, 11 minutes to the right and run Westerly 293.01 feet; thence turn an angle of 90 degrees, 30 minutes to the left and run Southerly 62.73 feet to the point of curve to the right said curve having the following characteristics; Intersection angle being 24 degrees, 45 minutes the radius being 708.66 feet; thence turn an angle of 02 degrees, 00 minutes to the right for the chord for this described segment of arc of the above described curve, said chord being 86.1 feet in length; thence run Southerly along the arc of the above described curve for 86.77 feet; thence from the chord of the above described segment of arc turn an angle of 82 degrees, 50 minutes to the left and run Southeasterly 299.41 feet to a point on the East boundary line of Section 22, Township 19 South, Range 2 West; thence turn an angle of 99 degrees, 51 minutes to the left and run Northerly along the East boundary line of said section for 194.2 feet to the point of beginning.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 69,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 we do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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.

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IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 7th day of January, ~~1990~~ 1991.

Don Franks
Don Franks

Jean Franks
Jean Franks

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Don Franks, and wife, Jean Franks, 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 date the same bears date.

Given under my hand and official seal, this the 7th day of Jan, ~~1990~~ 1991.

Leonora M. App
Notary Public

My Commission Expires: 2/12/91

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

91 JUN -6 AM 11:06

John H. ...
JUDGE OF PROBATE

1	3000
2	500
3	300
4	100
5	100
6	100
7	100
8	100
9	100
10	100
Total	3900