

SEND TAX NOTICE TO:

(Name) Billy Wayne Franklin
Donna Franklin
(Address) 715 12th Street, N.W.
Alabaster, AL 35007
58-13-8-34-4-001-001

685

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 South Bridge Parkway, Suite 650
(Address) Birmingham, AL 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Nine Thousand Nine Hundred and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Henry C. Sykes and wife, Linda R. Sykes

(herein referred to as grantors) do grant, bargain, sell and convey unto
Billy Wayne Franklin and Donna Franklin

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

Shelby County, Alabama to-wit:

See Exhibit "A"

Subject to:
Advalorem taxes for the year 1992 which are a lien but are not due and payable until October 1, 1992.
Existing easements, restrictions, set-back lines, limitations, of record.

\$64,283.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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 January, 19 92.

WITNESS:

____ (Seal) Henry C. Sykes (Seal)
Henry C. Sykes
____ (Seal) Linda R. Sykes (Seal)
Linda R. Sykes
____ (Seal)

CORLEY, MONCUS & WARD, P.C.

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry C. Sykes and wife, Linda R. Sykes 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 January, A. D., 19 92

[Signature]
Notary Public.

EXHIBIT "A"

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, described as follows:
 From the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, run Westerly along the North boundary line of said 1/4 1/4 Section for 25.0 feet to the point of beginning of the land herein described; thence continue Westerly along the North boundary line of the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West for 200.0 feet; thence turn an angle of 91 deg. 13 min. 39 sec. to the left and run Southerly for 100.0 feet; thence turn an angle of 89 deg. 46 min. 21 sec. to the left and run Easterly 200 feet; thence turn an angle of 91 deg. 13 min. 39 sec. to the left and run Northerly for 100.0 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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1. Deed Tax	\$ 6.00
2. Mig. Tax	\$ 5.00
3. Recording Fee	\$ 2.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 7.00
6. Certified Fee	\$ 7.00
Total	\$ 15.00

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

92 MAR -9 AM 10:42

JUDGE OF PROBATE

6.00
5.00
4.00
<u>15.00</u>