

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly(Address) 2491 Pelham ParkwayPelham, AL 35124

Send Tax Notice to:

(Name) Andrew L. Franklin(Address) Amy C. Maxwell
1225 King Arthur Court
Alabaster, AL 35007**CORPORATION FORM WARRANTY DEED****STATE OF ALABAMA**SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Ninety-Seven Thousand, Two Hundred Fifty and no/100--- DOLLARS
to the undersigned grantor, Landrum Builders, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Andrew L. Franklin, a single personAmy C. Maxwell, a single person

(herein) referred to as GRANTEE, whether one or more, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 19, according to the Survey of Spring Gate, Sector 1, Phase 4, as recorded in Map Book 22 page 142 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 96,933.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-12047

04/06/1998-12047
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DUI MEL 9.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 23rd day of March, 19 98

Landrum Builders, Inc.

ATTEST

By Ronny Landrum
Ronny Landrum

President

Secretary

STATE OF ALABAMAShelby County }I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that Ronny Landrumwhose name as President of Landrum Builders, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.Given under my hand and official seal, this the 23rd day of March, 19 98

My Commission Expires:

Notary Public

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