20060405000156960 1/1 $98.50
Shelby Cnty Judge of Probate,AL
04/05/2006 10:36:36AM FILED/CERT

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Richard Evan Franklin
748 Cahaba Manor Trail
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eighty seven thousand one hundred fifteen and 57/100 ($87,115.57)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Dennis Michael McCay and Vanessa Dewberry McCay, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Richard Evan Franklin** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 79, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, Page 62 A & B, in the Probate Office of Shelby County, Alabama.

$84,115.57 of the purchase price recited above was paid from the assumption of the mortgage from Dennis Michael McCay and Vanessa Dewberry McCay to Hometown Mortgage Services, Inc., an Alabama Corporation in the original amount of $86,640.00 as recorded in Instrument No. 20040503000229650 and re-recorded in Instrument No. 20050208000062420.

Subject to mineral and mining rights if not owned by Grantor.

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

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of March, 2006.

Dennis Michael McCay

Vanessa Dewberry McCay

Shelby County, AL 04/05/2006
State of Alabama

Deed Tax:$87.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Dennis Michael McCay and Vanessa Dewberry McCay, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of March, 2006.

Notary Public
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009