

**Send tax notice to: Catherine L. Franklin and Jeremy Franklin, 526 Caldwell Mill Circle,
Birmingham, AL 35242**

This instrument was prepared by:
Nedra M. Garrett, Attorney
McClinton Garrett & Associates, LLC
1401 Doug Baker Boulevard, Suite 107-122
Birmingham, AL 35242



20160412000119560 1/2 \$39.50
Shelby Cnty Judge of Probate, AL
04/12/2016 10:46:16 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Three Thousand and No/100 (\$223,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Tony A. Chandler and April M. Chandler, husband and wife, whose mailing address is:

271 Stonegate Drive Birmingham, AL 35242
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Jeremy Franklin and Catherine L. Franklin, whose mailing address is:

526 Caldwell Mill Circle Birmingham, AL 35242
(herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, **the address of which is: 526 Caldwell Mill Circle, Birmingham, AL 35242** to-wit

Lot 43, according to the Survey of Old Mill Trace, as recorded in Map Book 7, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$200,700.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 8th day of April, 2016.



Tony A. Chandler



April M. Chandler



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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tony A. Chandler and April M. Chandler**, a married couple 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 this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of April, 2016.



NEDRA MCCLINTON GARRETT

NOTARY PUBLIC

My Commission expires: 6/26/16

