

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Wallace D. Franklin, Jr., & Jenny Lynn Franklin
12341 Old Hwy 280
Chelsea, AL 35043

STATE OF ALABAMA)
) **JOINT WITH RIGHT OF SURVIVORSHIP**
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$210,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **MICHAEL J. KLINNER and RAMONA B. KLINNER, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **WALLACE D. FRANKLIN, JR., and JENNY LYNN FRANKLIN** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$168,000.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 30th day of May, 2018.

Michael J. Klinner
MICHAEL J. KLINNER

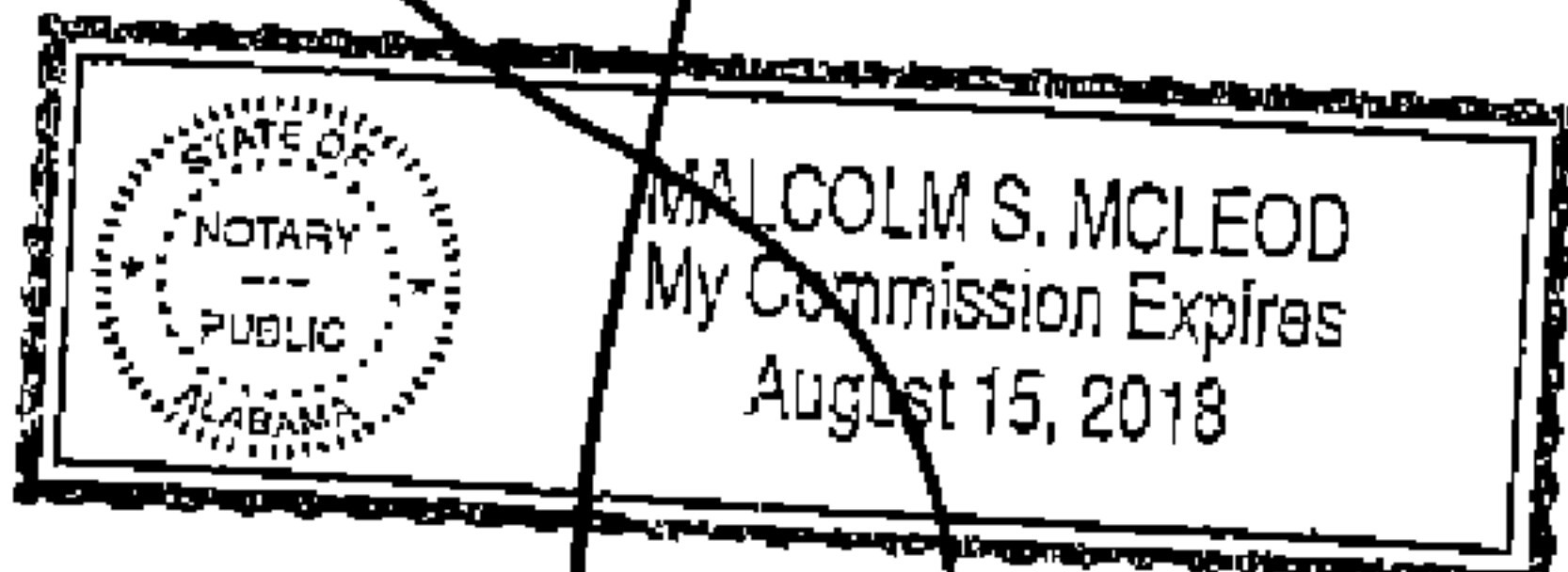
Ramona B. Klinner
RAMONA B. KLINNER

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MICHAEL J. KLINNER and RAMONA B. KLINNER**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of May, 2018.

NOTARY PUBLIC
My commission expires:



20180601000191790 06/01/2018 08:46:38 AM DEEDS 3/4
EXHIBIT "A"

A parcel of land situated in the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 1 West and run thence South 02 degrees 30 minutes West along the East line of said 1/4-1/4 section a distance of 137.31 feet; thence South 32 degrees 51 minutes West a distance of 198.31 feet to an iron pin set on the Easterly right of way of Old Highway #280 and the point of beginning of the within described tract; thence South 33 degrees 50 minutes 01 seconds West along said right of way a distance of 210.44 feet to an iron pin found; thence North 85 degrees 36 minutes 43 seconds West a distance of 234.95 feet to an iron pin set; thence North 08 degrees 29 minutes 06 seconds East a distance of 183.73 feet to an iron pin found; thence North 21 degrees 14 minutes 17 seconds East a distance of 41.42 feet to an iron pin set; thence South 78 degrees 24 minutes 00 seconds East a distance of 315.76 feet back to the point of beginning.

Subject to that easement known as : Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 19 South, Range 1 West and run thence South 02 degrees 30 minutes West along the East line of said 1/4-1/4 section a distance of 137.31 feet; thence South 32 degrees 51 minutes West a distance of 198.31 feet to an iron pin set at the Northeasterly corner of the within described Tract 2 on the Easterly right of way of Old Highway #280; thence South 33 degrees 50 minutes 01 seconds West along said right of way a distance of 77.86 feet to the centerline of said 20' easement; thence North 66 degrees 06 minutes 42 seconds West a distance of 96.06 feet; thence North 74 degrees 08 minutes 07 seconds West a distance of 78.34 feet; thence North 27 degrees 14 minutes 21 seconds West a distance of 38.68 feet; thence North 84 degrees 36 minutes 14 seconds West a distance of 23.02 feet; thence South 73 degrees 22 minutes 51 seconds West a distance of 35.67 feet; thence South 62 degrees 12 minutes 38 seconds West a distance of 53.25 feet to the Easterly line of the within described Tract 1. (Said 20' easement intended to be along an existing driveway from Old Highway #280 running Westerly across said Tract 2 to said Tract 1.)

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name MICHAEL KLINNER and RAMONA KLINNER

Grantee's Name WALLACE D. FRANKLIN, JR. and JENNY LYNN FRANKLIN

Mailing Address 12341 OLD HIGHWAY 280 CHELSEA, AL 35043

Mailing Address 12341 OLD HIGHWAY 280 CHELSEA, AL 35043

Property Address 12341 OLD HIGHWAY 280 CHELSEA, AL 35043

Date of Sale May 30, 2018

Total Purchase Price \$210,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
[X] Closing Statement

- Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date May 30, 2018

Print Malcolm S. McLeod

Unattested (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one



[Signature]