

This instrument was prepared by

(Name) HARRISON AND CONWILL

Jefferson Land Title Service Co., Inc.

(Address) P.O. Box 557, Columbiana, Alabama 35115

AGENTS FOR

Mississippi Valley Title Insurance Company

2050

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars and the assumption of the unpaid balance due on that certain mortgage to Z.S. Cowart, recorded in Mortgage Book 316, page 766 in the Probate Office of Shelby County, Ala. to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Wayne Franklin, an unmarried man, all of my undivided interest in and to

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Linda R. Franklin, being one and the same as Lender R. Franklin and Lenda Franklins, which name was erroneously spelled in Deed Book 282, page 839 in the Probate Office of Shelby County. (herein referred to as grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit:

Lots 6, 7 and 8 Block 66 according to the Map of J.H. Dunstan's survey of the Town of Calera, Shelby County, Alabama.

19750120000003050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/20/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 JAN 20 AM 7:48
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Corrie McArthur
JUDGE OF PROBATE

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 said grantee, his, her or 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 stated 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 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 day of, 19

BOOK 290
PAGE 423

(SEAL) Wayne Franklin (SEAL)
Wayne Franklin, an unmarried man
(SEAL) (SEAL)
(SEAL) (SEAL)

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Wayne Franklin, an unmarried man

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, A.D. 1974

Betty E. Crawford
My Commission Expires 10/27, 1978