

This instrument was prepared by

(Name) William H. Halbrooks, Attorney

(Address) Suite 820 One Independence Plaza Birmingham, AL 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Four Thousand Five Hundred and no/100-----DOLLARS  
and the assumption of the mortgage herein

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Bollen A. Alford, III and wife, Joyce S. Alford

(herein referred to as grantors) do grant, bargain, sell and convey unto

Raymond M. Franklin and Hazel D. Franklin

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated  
in Shelby County, Alabama to-wit:

Lot 10, in Block 10, according to the map and survey of  
Kerry Downs, a Subdivision of Inverness, as recorded  
in Map Book 5, page 135, in the Probate Office of  
Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly  
assume and promise to pay that certain mortgage to Citizens  
Mortgage Corporation as recorded in Mtg. Vol. 340, page 529,  
and corrected and rerecorded in Mtg. Vol. 342, page 379, and  
transferred to Manufacturers Hanover Trust Company as recorded  
in Misc. Vol. 9, page 641, in said Probate Office, according  
to the terms and conditions of said mortgage and the indebtedness  
thereby secured.

\$33,500.00 of the purchase price recited above was paid from  
a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 forever, together with every contingent  
remainder and right of reversion.

And K(we) do for my~~self~~(ourselves) and for my~~self~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that ~~by~~(we) have a good right to sell and convey the same as aforesaid; that ~~by~~ (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 19th  
day of February, 1982

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1982 FEB 25 AM 8:37

Rec. 1100  
150  
100  
1350

Bollen A. Alford, III (Seal)

Joyce S. Alford (Seal)

Judge of Probate (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Bollen A. Alford, III and wife, Joyce S. Alford  
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 conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 19th day of February, A. D., 1982

William H. Halbrooks

Notary Public.

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