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This instrument was prepared by  
(Name) ROBERT O. DRIGGERS  
1736 Oxmoor Road  
(Address) Birmingham, AL 35209

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Thousand and No/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
ROGER W. FRANKLIN, unmarried

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

KIRKWOOD CONSTRUCTION, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 6, according to J. A. Jones Survey as recorded in Map Book 7, page 74, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1984 and thereafter.
2. Easements, rights of way, restrictions and limitations of record, if any, in the Probate Office of Shelby County, Alabama.

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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 GRANTEES, 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 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, I have hereunto set my hands(s) and seal(s), this 11th day of April, 1984.

Deed TAX 16.00  
Fee 1.50  
Jud 1.00  
18.50  
STATE OF ALA. SHELBY CO. INSTRUMENT FILED  
1984 APR 13 AM 10:44

Roger W. Franklin  
ROGER W. FRANKLIN  
(Seal)

Thomas W. ...  
JUDGE OF PROBATE

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, State, hereby certify that ROGER W. FRANKLIN, unmarried whose name is signed to the foregoing conveyance, and who is known to me, acknowledged on this day, that, being informed of the contents of the conveyance he executed the same on the day the same bears date.

Given under my hand and official seal this 11th day of April

Robert O. Driggers  
Notary Public

