

This instrument was prepared by

(Name) Lamar Ham(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Nine Thousand Nine Hundred and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Michael D. Jefcoat and wife, Linda R. Jefcoat

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

Joseph M. Franklin, Jr. and Beth Ann Franklin

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 15, in Block 5, according to the survey of Wooddale Fourth Sector, as recorded in Map Book 6, page 26, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, building lines, mineral and mining rights, and rights of way of record.

\$84,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 APR 10 AM 9:10

Thomas W. Hamilton, Jr.
JUDGE OF PROBATE*Deed tax - 500
Rec 250
Sub 100
850*

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this 9th day of April, 19 85

WITNESS:

(Seal)_____
(Seal)_____
(Seal)Michael D. Jefcoat
Michael D. Jefcoat (Seal)Linda R. Jefcoat
Linda R. Jefcoat (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 Michael D. Jefcoat and wife, Linda R. Jefcoat whose name s 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 9th day of April, 19 85