

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
P. O. Box 360187
(Address) Birmingham, AL 46236-0187



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

1352

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY FIVE THOUSAND AND NO/100TH (\$35,000.00) DOLLARS

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

Franklin Dean Smith and wife, Diane W. Smith

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

Franklin Properties, Inc.

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

See attached for legal description.

BOOK 038 PAGE 904

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 5th
day of August, 19 85

(SEAL)

Franklin Dean Smith
FRANKLIN DEAN SMITH

(SEAL)

(SEAL)

Diane W. Smith
DIANE W. SMITH

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned Franklin Dean Smith and wife, Diane W. Smith a Notary Public in and for said County,
in said State, hereby certify that

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 5th day of August

A.D. 19 85

[Signature]
Notary Public

A portion of land situated in the SE $\frac{1}{4}$ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Begin at the Northwest corner of Lot 3 Block 1 of the CEDAR COVE SUBDIVISION-PHASE I as recorded in Map Book 9, page 53 in the Office of the Judge of Probate, Shelby County, Alabama, from the Point of Beginning thus obtained, run South along the West line of said Lot 3 Block 1 a distance of 173.26 feet; thence turn left 90° 00' and run East a distance of 26.0 feet to the Northwest corner of Lot 1 Block 2 of said recorded subdivision; thence turn right 90° 00' and run South along the West line of said Lot 1 Block 2 a distance of 116.57 feet; thence turn right 90° 28' 55" and run West a distance of 200.01 feet; thence turn right 89° 31' 05" and run North a distance of 174.89 feet; thence turn left 90° 00' and run North a distance of 110.23 feet; thence turn right 89° 31' 05" and run East a distance of 360.51' to the Point of beginning. Said tract containing 1.7 acres, more or less. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$35,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 100 CEDAR COVE DRIVE
PELHAM, AL. 35124

STATE OF ALA. SHELBY CO.
I CERTIFY
INSTRUMENT NO. 100
1985 AUG 23 PM 12:00

RECORDING FEES	
Mortgage Tax	\$
Deed Tax	
Mineral Tax	
Recording Fee	\$ 5.00
Index Fee	1.00
TOTAL	\$ 6.00