

This instrument was prepared by

(Name) Diane W. Smith(Address) 100 Cedar Cove Dr., Pelham, AL 35124

This Form furnished by:

Cahaba Title, Inc.
 Highway 31 South at Valleydale Rd., P.O. Box 689
 Pelham, Alabama 35124
 Phone (205) 988-5600
 Policy Issuing Agent for
 SAFECO Title Insurance Company
**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and Other Good & Valuable Considerations

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 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:
Lots 6, 7, 8, 9, and 10 of Block 1 and Lots 3, 4, 5, 6, and 7 of Block 2,
and all right-of-ways and easements in Cedar Cove, Phase II, recorded in
Map Book 9, Page 111.

 Subject to mortgage to Coy M. Cooper, Trustee, recorded in Mortgage
Book 452, Page 246.

BOOK 049 PAGE 476

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 18th
 day of November, 19 85

 STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
1985 NOV 18 AM 9:46

(SEAL)

Franklin Dean Smith

(SEAL)

Thomas A. Henderson, Jr.
 JUDGE

(SEAL)

Diane W. Smith

(SEAL)

Deed tax - 31.00
Rec 2.00
Ord 1.00
34.00

(SEAL)

(SEAL)

STATE OF AlabamaShelby COUNTY

General Acknowledgment

 I, the undersigned,
 in said State, hereby certify that
Franklin Dean Smith and Diane W. Smith

a Notary Public in and for said County,

 whose names are stated 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, have executed the same voluntarily on the day the same bears date.

 Given under my hand and official seal this 18th day of November, A.D. 19 85

Franklin Prop.
100 Cedar Cove Dr.
Pelham, AL 35124
Charlotte Kay Evans
 Notary Public
 My Commission Expires April 11, 1988