

SEND TAX NOTICE TO:

(Name) Ms. Aagje Franken

(Address) _____

This instrument was prepared by

(Name) James O. Standridge

(Address) P. O. Box #1, Montevallo, Alabama 35115

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-two-thousand & 00/100 (\$22,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, GEORGE J. ANDERSON, a single man,

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

AAGJE FRANKEN, a single woman,

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

From a point on South line of Fractional Section 12,
Township 24 North, Range 12 East, which said South line
intersects the center line of the Horne-Sessions Chapel
Paved Road, run North 19 deg. East on and along said
centerline 277 feet to the beginning point of the lot
herein conveyed; from the beginning point thus established
continue North 19 deg. 15 min. East on and along centerline
of said road 277 feet to a point; thence North 70 deg. 45
min. West 236 feet to a point; thence South 19 deg. 15
min. West 277 feet to a point; thence South 70 deg. 45
min. East 236 feet to the point of beginning; being
situated in Fractional Section 12, Township 24, Range
12, Shelby County, Alabama.

Less and except any portion lying within a road right-of-way.

George J. Anderson is the surviving grantee of that certain
Deed recorded in Book 207, page 432 in the Probate Office
of Shelby County, Alabama. The other grantee, VIRLE M.
ANDERSON, having died on or about the 3rd day of May, 1984.

Executed simultaneous herewith is a Real Estate Mortgage
in the amount of \$12,000.00 and a downpayment of \$10,000.00.

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
day of December, 1985

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT (Seal)

1985 DEC -2 PM 4:18 (Seal)

George J. Anderson (Seal)
GEORGE J. ANDERSON

(Seal)

(Seal)

NOTARY
STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF THE COURT (Seal)

Deed by - 1022
Reg. 250
\$1.00 General Acknowledgment
12/50

I, Lou Roberts, a Notary Public in and for said County, in said State,
hereby certify that George J. Anderson, a single man,
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this December day of December, A. D., 1985

Robert Real Estate

Lou Roberts
My Commission Expires June 3, 1991 Notary Public.