

(Name) Mr. & Mrs. Richard A. Franey
6641 Remington Drive
(Address) Helena, Alabama 35080

This instrument was prepared by

701

(Name) Ann Z. Arnold, Attorney
#1 Independence Plaza, Suite 508
(Address) Birmingham, Alabama 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Eighty-Two Thousand and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Homer L. Dobbs and wife, Peggy R. Dobbs, and
V. C. Handy and wife, Bobbie L. Handy
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard A. Franey and wife, Deanna S. Franey

(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 6-B, according to the Survey of Brush Creek Farms, as recorded in Map Book 8, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

1. Deed Tax	\$ <u>82.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>87.50</u>

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

1986 MAR 13 AM 11:08

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 hands(s) and seal(s), this 7th

day of March, 19 86.

WITNESSES:

Homer L. Dobbs (Seal)

V. C. Handy (Seal)

V. C. Handy (Seal)

Peggy R. Dobbs (Seal)

Bobbie L. Handy (Seal)

Bobbie L. Handy (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Ann Z. Arnold the undersigned, a Notary Public in and for said County, in said State, hereby certify that Homer L. Dobbs and wife, Peggy R. Dobbs and V. C. Handy and wife, Bobbie L. Handy whose names 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 this day, the same bears date.

Given under my hand and official seal this 7th day of March, A. D., 19 86.

ANN Z. ARNOLD
ATTORNEY AT LAW
SUITE 508
1 INDEPENDENCE PLAZA
BIRMINGHAM, ALABAMA 35209

[Signature]
Notary Public

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