

This instrument was prepared by:
(Name) Diane W. Smith
(Address) 717 Creekview Drive
Pelham, AL 35124

Send Tax Notice to:
(Name) Franklin Properties, Inc.
(Address) 717 Creekview Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Thousand and no/100 (\$2,000.00) 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 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:

Commence at the N.W. Corner of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; Thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 920.76'; Thence turn left 87°02'35" and run Easterly a distance of 230.58'; Thence turn left 90°00' and run Northerly a distance of 400.0'; Thence turn right 90°00' and run Easterly a distance of 259.76'; Thence turn left 90°01'09" and run Northerly a distance of 115.41' to the Point of Beginning; Thence continue along the last described course a distance of 107.20'; Thence turn right 89°39'29" and run Easterly a distance of 186.56'; Thence turn right 90°00' and run South a distance of 107.20'; Thence turn right 90°00' and run Westerly a distance of 187.20' to the Point of Beginning.

BOOK 091 PAGE 341

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 SEP 19 AM 10:49

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$2.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 5.50

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 19th
day of September, 19 86

(Seal)

(Seal)

(Seal)

Franklin Dean Smith (Seal)
Diane W. Smith (Seal)

(Seal)

STATE OF ALABAMA

Shelby County } **General Acknowledgment**

I, Charlotte Kay Evans
in said State, hereby certify that Franklin Dean Smith and Diane W. Smith

a Notary Public in and for said County,

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 19th day of September, 19 86

Charlotte Kay Evans