

This instrument was prepared by

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Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-6600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
WANDA PAYNE, a married woman and BONNIE BROWN, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL W. FRANKLIN and wife, SHANNON BOH FRANKLIN and BILLY RAY PHILLIPS, SR., a married man
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

One lot or parcel of land off of Lot #3, commencing at the Northwest corner of W. P. Denson's lot, on the East side of Montgomery Avenue, in the Town of Calera, Alabama and running North parallel with the said Montgomery Avenue fifty-five feet to the lot owned by Hiram Busby, thence East to the South and North Alabama Railroad Co., thence South along the right of way of the said South and North Alabama Railroad Co., a distance of fifty-five feet, thence West to the point of beginning. Said lot having a depth of Two hundred fifty feet, more or less, and a width of fifty-five feet, more or less, and lying and being in the Town of Calera, Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 222 page 423 in Probate Office of Shelby County, Alabama.
Mineral and mining rights if not owned by Grantor

This property does not constitute the homestead of the Grantors herein. The Grantors own other real property that does constitute homestead.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 hand(s) and seal(s), this 3rd day of October, 1986.

WITNESS:

Deed Tax \$ 2.00 STATE OF ALA. SHELBY CO.
Mtz Tax I CERTIFY THIS
Recording Fee 2.50 INSTRUMENT WAS FILED
Indexing Fee 2.00 1986 OCT 17 AM 9:09
TOTAL 6.50 JUDGE OF PROBATE

Wanda Payne (Seal)
Bonnie Brown (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda Payne, a married woman and Bonnie Brown, an unmarried woman 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 the day the same bears date.

Given under my hand and official seal this 3rd day of October, A. D., 1986

Daniel M. Spidler
Notary Public.