

This instrument was prepared by

(Name) Diane W. Smith

(Address) 717 Creekview Dr., Pelham, AL 35124

Corporation Form Warranty Deed

1348

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



STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and 00/100 (\$1,000.00)-----DOLLARS,

to the undersigned grantor, Green Valley Homes, Inc.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, 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:

A portion of land situated in the SW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the most West corner of the North line of Lot 17 Block 1 of the Map of Brookfield Second Sector as recorded in Map Book 6, Page 16 in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southwesterly along the Northwesternly line of Lots 17 through 20 in Block 1 of said subdivision a distance of 428.93 feet; thence turn right 149 deg. 31 min. and run North a distance of 368.62 feet; thence turn right 89 deg. 44 min. and run East a distance of 217.59 feet to the point of Beginning; being situated in Shelby County, Alabama.

Grantor to pay 1986 ad valorem taxes in the amount of \$9.40.

31

PAGE

101

BOOK

Grantee's

address: 717 Creekview Drive, Pelham, AL 35124

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 9th day of October, 19 86

ATTEST:

1. Deed Tax \$ 1.00

2. Mig. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

STATE OF ALABAMA

COUNTY OF SHELBY

I,

hereby certify that Harold R. Walker

whose name as President of Green Valley Homes, Inc.

, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

9th day of October

, 1986