

SEND TAX NOTICE TO:

689

(Name) Mr. & Mrs. Richard A. Franey

(Address) 6641 Remington Dr.
Helena AL 35080

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty 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-A, according to the survey of Brush Creek Farms, as recorded in Map Book
8, Page 89, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to easements and restrictions of record.

BOOK 109 PAGE 512

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 hand(s) and seal(s), this

day of January, 19 87

WITNESS:

Homer L. Dobbs (Seal)
Peggy R. Dobbs (Seal)
STATE OF ALABAMA
SHELBY COUNTY }

V. C. Handy (Seal)
V. C. Handy (Seal)

Bobbie L. Handy (Seal)
Bobbie L. Handy (Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Homer L. Dobbs and wife, Peggy R. Dobbs
whose name 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 9th day of January A. D., 19 87

SEE REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGMENT.

Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that 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 the day the same bears date.

Given under my hand and official seal this 9th day of January, 1987.

Loise L. Smith
Notary Public

MY COMMISSION EXPIRES DECEMBER 5, 1990



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

1987 JAN 12 AM 9:22

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>20.00</u>
2. Mfg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>28.00</u>

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RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.