

23  
FIRST SOUTHERN FEDERAL SAVINGS & LOAN  
RIVERCHASE BRANCH  
P. O. BOX 36577  
BIRMINGHAM, ALA. 35236

This Form furnished by:

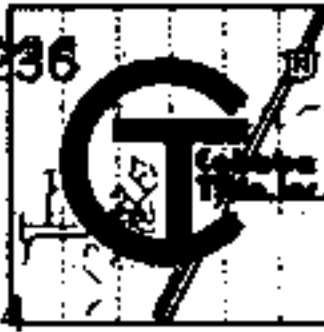
**Cahaba Title. Inc.**

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

This instrument was prepared by

(Name) Diane Smith

(Address) 717 Creekview Drive, Pelham, AL 35124



CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and 00/100 (\$500.00) Dollars-----

to the undersigned grantor, Franklin Properties, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Franklin Dean Smith and Diane W. Smith

(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:

Lot 15, Block 1, Cedar Cove, Phase III, as recorded in Map Book 10, Page 34 in  
the Probate Office of Shelby County, Alabama.

Subject to:

1. building setback lines as shown by plat.
2. public utility easements as shown by recorded plat.
3. restrictions, covenants and conditions as set out in instrument recorded  
in Real 91, Page 76 in Probate Office.
4. right-of-ways granted to utility companies

BOOK 117 PAGE 201

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Franklin Dean Smith  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17<sup>th</sup> day of February 1987

ATTEST:

Deed Tax .50  
Rec 2.50  
Jud 1.00  
4.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 MAR -2 AM 9:49

By Franklin Dean Smith  
President

STATE OF ALABAMA  
COUNTY OF SHELBY

Thomas G. [Signature]  
JUDGE OF PROBATE

I,  
State, hereby certify that Franklin Dean Smith  
whose name as President of Franklin Properties, 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 17<sup>th</sup> day of February

Form ALA-33

My Commission Expires 9/23/90

Vicki Davis

