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This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

\$2000.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Julie Frances Lutz and husband Claude Lutz, and Judy Lutz

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

Carolyn Franklin

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in -----

Shelby County, Alabama to-wit:

Begin at a point 70 yards North of the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 4 West, and run East 120 feet; then run North 210 feet; then run West 7.5 feet; then run North 240 feet; then run West 112.5 feet; then run South 450 feet to the point of beginning.

Julie Frances Lutz and Carolyn Franklin are children and sole heirs at law of Ethel Mae Boothe who died intestate January 17, 1986.

The above described property is not the homestead of Judy Lutz

Grantee's address

Rt. 1, Box 846
Maylene, Alabama 35114

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 16th day of June, 1987.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 JUN 18 AM 11:44
(Seal)

Julie Frances Lutz (Seal)
Claude Lutz (Seal)
Judy Lutz (Seal)

STATE OF ALABAMA JUDGE OF PROBATE

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Julie Frances Lutz and husband Claude Lutz, and Judy Lutz 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 the executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, A. D., 19 87

Form 31-A

1. Deed Tax \$ 2.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 6.50

[Notary Seal and Signature]

Notary Public.