

This instrument was prepared by

(Name) Walter L. Blocker, III  
(Address) Suite 1624 2121 Bldg.  
Birmingham, AL 35203



*Jefferson Land Title Services Co., Inc.*  
318 11ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8070  
BIRMINGHAM ALABAMA 35201  
AGENTS FOR  
*Mississippi Valley Title Insurance Company*

WARRANTY DEED

872

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand Five Hundred & 00/100 Dollars (\$17,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Linda G. Hayden and husband, Stewart J. Hayden, and  
Franklin Properties, Inc., a corporation

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Franklin Properties, Inc., a corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit: -

Lot 18, Block 1, according to the survey of Cedar Cove, Phase III,  
as recorded in Map Book 10 page 34 in the Probate Office of Shelby  
County, Alabama; being situated in Shelby County, Alabama.

THE ABOVE CONSIDERATION HAS BEEN PAID BY A MORTGAGE RECORDED  
SIMULTANEOUSLY HEREWITH.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his,  
her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all en-  
cumbrances, unless otherwise stated 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 grantee, his, her or their  
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th  
day of September, 19 87

(SEAL)

Linda G. Hayden (SEAL)  
Linda G. Hayden

(SEAL)

Stewart J. Hayden (SEAL)  
Stewart J. Hayden

(SEAL)

Franklin Properties, Inc. (SEAL)

By: Franklin D. Smith

Its: President  
General Acknowledgment

STATE OF Alabama  
Jefferson COUNTY

I, the undersigned,  
in said State, hereby certify that

Linda G. Hayden and husband Stewart J. Hayden

a Notary Public in and for said County,

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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, A.D. 19 87

Notary Public

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certifies that Franklin D. Smith, whose name as Franklin D. Smith of Franklin Properties Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument 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 8<sup>th</sup> day of September, 1987.

MY COMMISSION EXPIRES 12-31-1990

[Signature]  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 SEP 11 PM 2:46

[Signature]  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>      </u>
2. Mig. Tax	<u>      </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>

BOOK 150 PAGE 593

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

\$

This form furnished by

Jefferson Land Title Services Co., Inc.

316 21ST NORTH & F O BOX 10461 • PHONE (205) 328-1020  
BIRMINGHAM ALABAMA 35201

AL-117-100