

Frank K. Bynum  
2100-16th Avenue, South  
Birmingham, Alabama 35205

1418

Barry N. Franklin  
2305 Altadena Crest Drive  
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED & 00/100 (\$137,500.00) to the undersigned grantor L & M Homes, Inc., a corporation, in hand paid by Barry N. Franklin and wife, June J. Franklin, the receipt whereof is acknowledged, I, L & M Homes, Inc. (herein referred to as Grantor) grants, bargains, sells and conveys unto Barry N. Franklin and wife, June J. Franklin (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

Lot 58, Second Sector, according to the Map of ALTADENA WOODS, 2nd and 5th Sectors, as recorded in Map Book 10, Page 54, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, building set-back lines, rights of way, limitations, if any, of record.

\$110,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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BOOK 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 party 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and by my 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.

"Convey"

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of September, 1987.

L & M Homes, Inc.

By: Leo Miskelly  
Leo Miskelly, President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that Leo Miskelly, as President, of L & M Homes, Inc. whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of September, 1987.

Frank B. Bynum  
Frank B. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1988

STATE OF ALABAMA  
I CERTIFY THAT  
INSTRUMENT WAS FILED

1987 SEP 17 AM 11:17

Thomas A. Henderson, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>2750<sup>00</sup></u>
2. Mtg. Tax	<u>          </u>
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>3350</u>

RETURN TO:  
Corley, Moncus, Bynum & DeBuys, Attorneys  
2100 South 16th Avenue  
Birmingham, Alabama 35205