

This instrument was prepared by

(Name) Mickey L. Johnson

(Address) 100 Chase Park South, Suite 124, Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Four Thousand (\$34,000.00) DOLLARS

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

Donnie F. Tucker, a married man

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

Larry C. Franks and wife, Isara Franks

(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 16, according to the survey of Riverchase Trade Center, as recorded in Map Book 12, Page 24, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Exceptions

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as conveyed in Deed Book 6, Page 80, in Probate office.
3. Rights claimed by Alabama Power Company under the following transmission line permits: Deed Book 101, Page 500; Deed Book 101, Page 569; Deed Book 111, Page 153; Deed Book 129, Page 38; Deed Book 164, Page 177; Deed Book 167, Page 117; Deed Book 194, Page 58; Deed Book 228, Page 197; Deed Book 240, Page 429; Deed Book 251, Page 514; and Real Record 028, Page 759, all in the Probate office of Shelby County, Alabama.
4. Rights claimed under the gas line Easement to Alabama Gas Corporation recorded in Deed Book 215, Page 47, in the Probate office of Shelby County, Alabama.
5. Rights claimed under the public road right-of-way deed to Shelby County Recorded in Deed Book 102, Page 441, and under condemnation proceedings recorded in Probate minutes Book 7, Page 38 & 46 in the Probate office of Shelby Co. Alabama.
6. Building set back lines, utility and sewer easements, and restrictions as shown on recorded map of said subdivision.

The above described property constitutes no part of Grantor's Homestead.

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, I have hereunto set my hand(s) and seal(s), this 29th day of June, 1988

WITNESS:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

Donnie F. Tucker (Seal)

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1. (~~State~~) Tax \$ 34.00 (Seal)

2. (~~Mortgage~~) Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00 General Acknowledgment

TOTAL 37.50

STATE OF ALABAMA

SHELBY

COUNTY

I, Lynda Yates

hereby certify that Donnie F. Tucker, a married man

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, A. D., 1988

Mickey Johnson