

SEND TAX NOTICE TO:

(Name) Gulf American, Inc.
 One Perimeter Park South, Suite 424-S
 (Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Robert L. Williams, Jr., Esquire(Address) One Perimeter Park South, Suite 320 - Tower, Birmingham, Alabama 35243

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Two Thousand and No/100 (\$42,000.00) ----- DOLLARS

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

WALTER MARVIN BLANKENSHIP, a single man

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

CHARLES R. FRANKLIN and wife, BONNIE S. 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:

Lot 10, according to the survey of Wilson Subdivision No. 1 in the Town of Montevallo, Alabama, as recorded in Map Book 3, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Walter Marvin Blankenship is the surviving grantee of Deed recorded in Deed Book 301, Page 815, in the Probate Office of Shelby County, Alabama, the other grantee, Mary Frances Blankenship, having died on or about May 5, 1986.

\$43,596.00 of the purchase price recited herein has been paid by a Mortgage closed simultaneously herewith.

1. Deed Tax \$
 2. Mig. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 3.50

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 parties to this 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 (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 13thday of January, 19 89.

WITNESS:

Walter Marvin Blankenship (Seal)
 WALTER MARVIN BLANKENSHIP

(Seal)

(Seal)

(Seal)
 I CERTIFY THIS
 INSTRUMENT WAS FILED

89 JAN 16 PM 4:23 (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, Robert L. Williams, Jr., a Notary Public in and for said County, in said State, hereby certify that Walter Marvin Blankenship 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 13th day of January, A. D., 19 89

Notary Public