

This instrument was prepared by

1985 MAIL TAX NOTICE TO: Robe Franklin
1601 Co. Rd. 61 North
Wilsonville, AL 35186

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-6 Rev. 8-79

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Eight Thousand and no/100-----DOLLARS,

First Alabama Bank of Shelby County, formerly known as
to the undersigned grantor, Shelby State Bank, an Alabama banking corporation,
in hand paid by Robert Warren Franklin and wife, Teresa D. Franklin, and
Willie M. Thomas, Sr., a single man

the receipt of which is hereby acknowledged, the said First Alabama Bank of Shelby County

does by these presents, grant, bargain, sell and convey unto the said

Robert Warren Franklin and wife, Teresa D. Franklin, and Willie M. Thomas, Sr., a single man
the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the S. E. Corner of Section 32, Township 21 South, Range 1 East,
thence proceed in a Westerly direction along the South boundary of said
Section 32, for a distance of 2,130.30 feet to a point, being a point on the
N.W. right of way line of County Road #61, being the point of beginning of
the parcel of land herein described; thence continue in a Westerly direction
along said Section line for a distance of 538.78 feet to a point or iron pin
being the S.W. corner of the SW 1/4 of the SE 1/4 of Section 32, Township
21 South, Range 1 East; thence turn an angle of 89 degrees 51 minutes 39
seconds to the right and proceed along the West boundary of said 1/4-1/4
Section for a distance of 472.58 feet to a point or iron pin; thence turn
an angle of 89 degrees 18 minutes 41 seconds to the right and proceed for
a distance of 806.80 feet to a point or iron pin, being on the N.W. right-
of-way line of County Highway #61; thence turn an angle of 119 degrees 17
minutes 01 seconds to the right and proceed in a Southwesterly direction
along said N.W. right-of-way line of County Highway #61 for a distance of
550.88 feet to the point of beginning; said parcel of land is lying in the
SW 1/4 of SE 1/4 of Section 32, Township 21 South, Range 1 East. Situated
in the Shelby County, Alabama.

SUBJECT TO MATTERS SHOWN ON REVERSE SIDE.

TO HAVE AND TO HOLD, To the said Robert Warren Franklin and wife, Teresa D.
Franklin, and Willie M. Thomas, Sr., a single man, their

heirs and assigns forever.

And said First Alabama Bank of Shelby County does for itself, its successors
and assigns, covenant with said Robert Warren Franklin and wife, Teresa D. Franklin, and
Willie M. Thomas, Sr., a single man, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and
that it will, and its successors and assigns shall, warrant and defend the same to the said Robert
Warren Franklin and wife, Teresa D. Franklin, and Willie M. Thomas, Sr., a single man, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said First Alabama Bank of Shelby County by its
Branch Manager, Russell Rasco, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 28th day of February, 1989.

ATTEST:

FIRST ALABAMA BANK OF SHELBY COUNTY

By Russell Rasco, Branch Manager

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority
said State, hereby certify that Russell Rasco
whose name as Branch Manager of First Alabama Bank of Shelby County
a corporation, 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, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

a Notary Public in and for said County, in

Given under my hand and official seal, this the

28th day of February, 1989.

SUBJECT TO:

1. Taxes for 1989 and subsequent years.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 107, Page 193, in the Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County recorded in Deed Book 164, Page 472, in Probate Office.
4. All rights outstanding by reason of the statutory right-of-redemption from the foreclosure deed of that certain mortgage given by Pat D. Murrah and Marcia M. Murrah to Shelby State Bank, an Alabama banking corporation, said mortgage being recorded in Mortgage Book 439, Page 499, said foreclosure being evidenced by foreclosure deed to First Alabama Bank, formerly known as Shelby State Bank, an Alabama banking corporation, dated May 18, 1988, recorded in Real Record 185, Page 540, in Probate Office.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

BOOK 228 PAGE 215

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 FEB 28 AM 10:16

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 1
2. Mtg Tax 500
3. Recording Fee 200
4. Indexing Fee 700
TOTAL 1401

ALC 3049 855 2004

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF }

Office of the Judge of Probate:

TO

Recording Fee \$
Deed Tax \$

THIS FORM FROM

Layyers Title Insurance Corporation
TITLE INSURANCE
BIRMINGHAM, ALABAMA