

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

THE STATE OF ALABAMA }
COUNTY } SHELBY

KNOW ALL MEN BY THESE PRESENTS that in consideration of \$15,000.00 (Fifteen Thousand) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, Johnny N. and Laverne H. Bethay

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Huey J. and Patsy M. Franks (Husband and Wife)

(herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of Shelby, and the State of Alabama, to-wit: 1407 Ruby Dr. Alabaster, Alabama 35007, legally described as Lot 40, Deer Spring Estates, first edition, as recorded in Map 5, page 55, in the office of the Probate Judge of Shelby County, Alabama, and being situated in the NW one fourth of Section 20, TP-20-S, Range - Number 2 - West, Shelby County, Alabama.

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

91 MAY 24 AM 9:18

Judge of Probate

1	Dead Tax	15.00
2		
3		2.50
4		3.00
5		
6		1.00
Total		21.50

TO HAVE AND TO HOLD to the said GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 21st day of May, 1991.

WITNESS:

Johnny N. Bethay (L.S.)
Laverne H. Bethay (L.S.)

(L.S.)
(L.S.)

THE STATE OF ALABAMA, }
MONTGOMERY COUNTY. }

I, BARBARA S. BARRAS, a Notary Public in and for said State, hereby certify that Johnny N. Bethay and Laverne H. Bethay

whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 1991
1407 Ruby Dr. Alabaster AL 35007 Barbara S. Barras
Notary Public.