

622 JT
JEFFERSON TITLE CORPORATION
P.O. Box 10491 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Sandra J. Hughes

(Address) 2232 Cahaba Valley Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars & other good & valuable consideration (\$10.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

David M. Franklin and wife, Rebecca A. Franklin

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

S & D Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land located in Section 35, Township 20 South, Range 1 East, more particularly described as follows: Commence at the SW corner of Section 35, Township 20 South, Range 1 East; thence in a northerly direction along the westerly line of said Section 35, a distance of 40.0 feet to the northerly Right-of-Way line of Shelby County Highway No. 48; thence 90 degrees, 49 minutes, 13 seconds, right in an easterly direction along said Right-of-Way line, a distance of 122.88 feet to the Point of Beginning; thence continue along last described course, a distance of 295.0 feet; thence 89 degrees, 01 minutes, 12 seconds left, in a northerly direction, a distance of 171.14 feet; thence 29 degrees, 06 minutes, 50 seconds right, in a northeasterly direction, a distance of 250.0 feet; thence 98 degrees, 00 minutes left, in a northwesterly direction, a distance of 228.0 feet; thence 82 degrees, 45 minutes, 48 seconds right, in a northeasterly direction a distance of 789.35 feet to a point on the northerly line of the SW 1/4 of the SW 1/4 of said Section 35; thence 104 degrees, 38 minutes, 18 seconds left, in a westerly direction along said northerly line, a distance of 130.0 feet; thence 77 degrees, 16 minutes left, TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st

day of August, 19 91

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JUDGE OF PROBATE

1. Deed Tax	
2. Mfg. Tax	
3. Recording Fee	
4. Indexing Fee	
5. Notary Fee	
6. Certified Fee	
Total	\$ 7.50

(SEAL)

David M. Franklin

(SEAL)

Rebecca A. Franklin

(SEAL)

(SEAL)

(SEAL)

\$15,000 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY
STATE OF ALABAMA HEREWITH.

SHELBY

COUNTY }

General Acknowledgment

I,

Sandra J. Hughes

a Notary Public in and for said County,

in said State, hereby certify that

David M. Franklin and wife, Rebecca A. Franklin

whose name(s) 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, was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, A.D. 19 91

Sandra J. Hughes
Notary Public