

3247
SEND TAX NOTICE TO:

(Name) David M. Franklin
Rebecca A. Franklin
(Address) 608 County Road 48
Wilsonville, AL 35186
16-7-35-0-000-014

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SouthBridge Parkway, suite 650
(Address) Birmingham, AL 35209

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Forty Seven Thousand and 00/100 Dollars

to the undersigned grantor, S & D Builders, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

David M. Franklin and Rebecca A. Franklin

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama.

See Exhibit "A"

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable
until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

\$113,600.00 of the consideration was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

33.50
2.50
4.00
40.00

376 737
BOOK PAGE

CORLEY, MONCUS & WARD, P.C.

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, 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 GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, R. Steve Jones
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of November 19 91

ATTEST:

S & D Builders, Inc.

By  R. Steve Jones President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that R. Steve Jones
whose name as President of S & D Builders, Inc.
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.

Given under my hand and official seal, this the 12th day of November 19 91


Notary Public

EXHIBIT "A"

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, in a southwesterly direction a distance of 1268.93 feet to the Point of Beginning.

1. Deed Tax	\$33.50
2. Mtg. Tax	\$
3. Recording Fee	\$5.00
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.90
Total	\$42.50

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

91 DEC -9 PM 12:40

JUDGE OF PROBATE