

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

Send Tax Notice To: Andrew W. Reid

name

2305 Altadena Crest Drive
address

Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY SEVEN THOUSAND AND 00/100 DOLLARS

(\$167,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BARRY N. FRANKLIN, and wife JUNE J. FRANKLIN
(herein referred to as grantors) do grant, bargain, sell and convey unto

ANDREW W. REID, and wife, JUDITH F. REID
(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 58, Second Sector, according to the Map of Altadena Woods, 2nd and 5th Sectors, as recorded in Map Book 10, page 54, in the Probate Office of Shelby County, Alabama.

\$ 133,600.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.
Subject to 1992 taxes not yet due and payable.

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, we have hereunto set our hand(s) and seal(s), this 20th day of March, 19 92.

WITNESS:

(Seal)

(Seal)

Barry N. Franklin (Seal)
BARRY N. FRANKLIN

June J. Franklin (Seal)
JUNE J. FRANKLIN

04/04/1992 12:12:00 PM
SHELBY COUNTY PROBATE
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