

#50022

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

Lisa Frank
1271 Siskin Drive
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Lisa M. Frank, as Administratrix of the Estate of Randal W. Frank, deceased**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Lisa M. Frank, a widow**, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, Block 5, according to the survey of Meadowlark Subdivision, as recorded in Map Book 7, Page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Building setback line of 35 feet reserved from Siskin Drive and Bunting Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 5 foot easement on the West side.

Restrictions, covenants, and conditions as set out in instrument recorded in Misc. book 28, Page 14 in Probate Office of Shelby County, Alabama.

Transmission line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 55, page 454 in Probate Office of Shelby County, Alabama.

Easement to South Central Bell as shown by instrument recorded in Deed book 293, Page 334 and Deed Book 320 Page 887 in Probate Office of Shelby County, Alabama

Agreement with Alabama Power Company as shown by instrument recorded in Deed Book 317, Page 272 in Probate Office of Shelby County, Alabama.

Mortgage given to Altus Bank dated the 11th day of SEPT., 1987, as recorded in Book 151 Page 233, in the Probate Office of Shelby County, Alabama.

Mortgage given to SouthTrust Bank dated the 2nd day of APRIL, as recorded in Book 292 Page 313, in the Probate Office of Shelby County, Alabama.

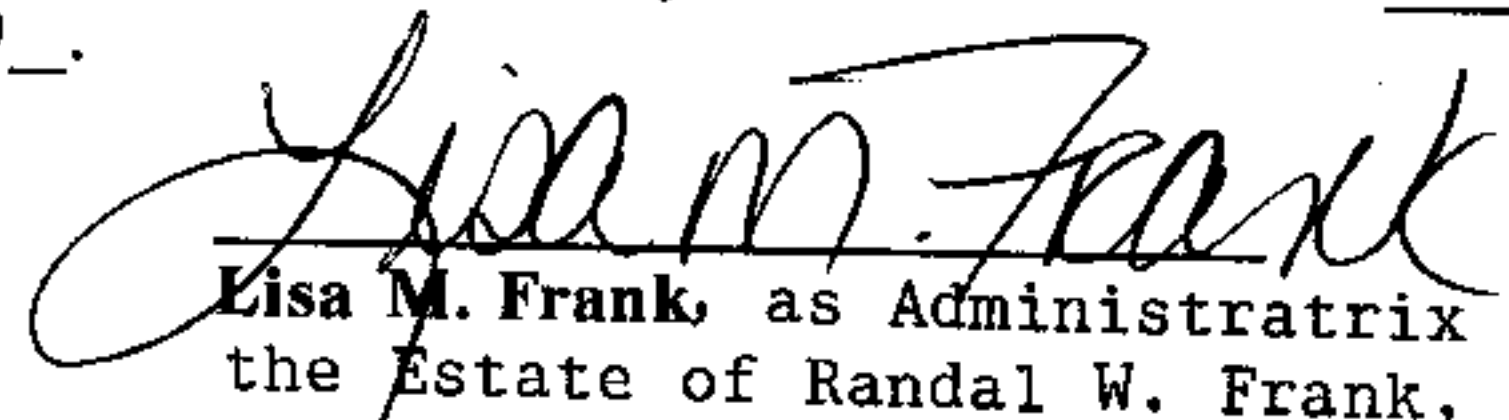
Mineral and mining rights if not owned by grantor.

The legal description set out herein were furnished to preparer by the grantor herein without the benefit of survey or title search.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of April, 1992.


Lisa M. Frank, as Administratrix of
the Estate of Randal W. Frank, Deceased

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Lisa M. Frank, as Administratrix of the Estate of Randal W. Frank, Deceased, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April, 1992.

August 5, 1992
My Commission Expires


Notary Public

[FRANK-L.DED;23]

04/17/1992-4932
01:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50