

This instrument was prepared by

✓ Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND FOUR HUNDRED & NO/100---- (\$80,400.00) DOLLARS to the undersigned grantor, Brantley Homes, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Judith Carol Franklin, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 38, according to the Survey of Dearing Downs, Ninth Addition, Phase IV, as recorded in Map Book 15, Page 96, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$76,350.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1954 Venetian Way, Helena, Alabama 35080

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

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

IN WITNESS WHEREOF, the said GRANTOR by its President, Bill Brantley, who is authorized to execute this conveyance, hereto set its signature and seal, this the 13th day of July, 1992.

Brantley Homes, Inc.

By: Bill Brantley  
Bill Brantley, President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Bill Brantley whose name as the President of Brantley Homes, 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 13th day of July, 1992

Richard D. Smith  
Notary Public

Inst # 1992-14461

07/20/1992-14461  
10:43 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DO NOT RECORD 11.00