

This instrument was prepared by:

(Name) Courtney Mason & Associates, PC
 (Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Barry K. Franks
 (Address) 216 Leaf Lane
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**STATE OF ALABAMA**SHELBY**COUNTY****KNOW ALL MEN BY THESE PRESENTS, \$103,000.00**

That in consideration of ONE HUNDRED THREE THOUSAND AND NO/100THS----- DOLLARS
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Larry Kent dba Larry Kent Building Company

(herein referred to as grantors) do grant, bargain, sell and convey unto

Barry K. Franks and wife, Debra C. Franks

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of
 them in fee simple, the following described real estate situated in Shelby County,
 Alabama to-wit:

Lot 54, according to the Survey of Greenfield, Sector Two, as recorded in Map Book 16, Page
 106, in the Probate Office of Shelby County, Alabama.

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

\$82,400.00 of the above-recited purchase price was paid from a mortgage loan closed
 simultaneously herewith.

This property is not Homestead Property as defined by the Code of Alabama.

Inst # 1992-27570

11/19/1992-27570
 02:49 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 27.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
 then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

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 GRANTEES, their heirs and assigns forever, against
 the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seal(s), this 16th
 day of November, 19 92.

WITNESS

Larry Kent dba Larry Kent Building CompanyBY: Larry KentLarry Kent

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMASHELBY**COUNTY****General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Larry Kent dba Larry Kent Building Company
 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 he executed the same voluntarily on the day the same bears
 date.

Given under my hand and official seal this 16th day of November A.D. 19 92

3591

My Commission Expires:

Notary Public