

This instrument prepared by:
PADEN & HARRIS
100 CONCOURSE PARKWAY, SUITE 130
BIRMINGHAM, AL 35244

893-864
Send Tax Notice To:
MALCOLM H. FRANKLIN, JR.
2031 CHANDAWOOD DRIVE
PELHAM, ALABAMA 35214

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Seven Thousand Five Hundred and 00/100'S *** Dollars (\$107500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee (whether one or more), the receipt whereof is acknowledged, I or we, **RICHARD L. BECK, JR. and SALLY C. BECK, HUSBAND AND WIFE** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **MALCOLM H. FRANKLIN, JR.** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 6, ACCORDING TO THE FIRST SECTOR, PHASE I OF CHAPARRAL AS RECORDED IN MAP BOOK 7, PAGE 161 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Inst # 1993-30987
10/07/1993-30987
08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HJS 20.00

SUBJECT TO:

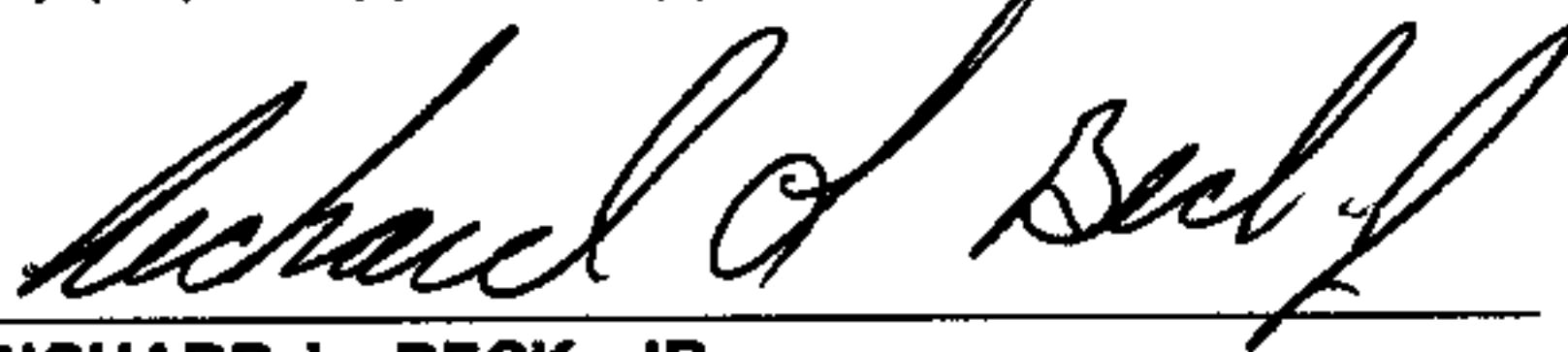
1. Taxes for the year 1993 which are a lien but not due and payable until October 1, 1993.
2. 35 foot building setback line from Chandawood Dr. and Mesquite as shown by recorded plat and violation of setback from Mesquite as structure extends over building setback line.
3. Public utility easement as shown on recorded plat of said subdivision.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 33, Page 359.
5. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed 179, Page 380; Deed 234, Page 657; Deed 329, Page 304 and Deed 320, Page 332.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 29, Page 954 and covenants pertaining thereto recorded in Misc. Book 29, Page 960.
7. Agreement in regard to water distribution as set out in Deed 229, Page 109 and 112.

\$98,588.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated above; that I (we) have a good right to sell and convey the same aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of September, 1993.


RICHARD L. BECK, JR.

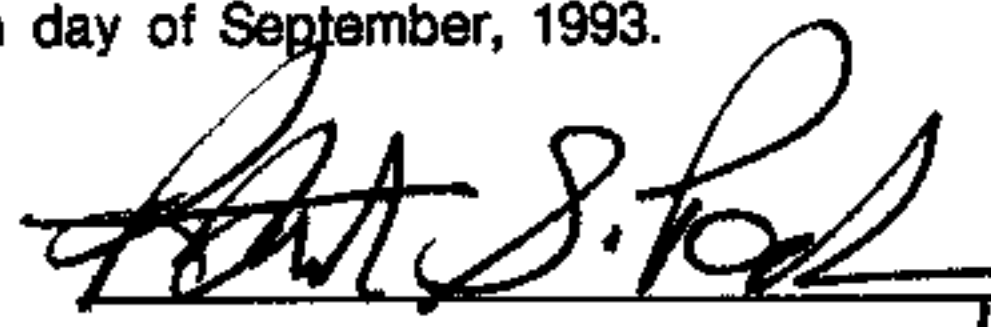

SALLY C. BECK

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that RICHARD L. BECK, JR. and SALLY C. BECK, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 1993.


NOTARY PUBLIC
My commission expires: 7/16/94

Inst # 1993-30987

10/07/1993-30987
08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KJS 20.00