

This instrument was prepared by:
Mary Lynn Campisi
3017 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Janice Roberts
20433 Mark Twain
Detroit, MI 48235

WARRANTY DEED

32,750.00 Value

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100,-----(\$10.00) Dollars to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, Janice Roberts, a married woman, Thomas Franklin, a married man, and Janice Z. Roberts, attorney in fact for Geneva Stone, a widow, under the Durable Power of Attorney dated January 15, 1993, and filed for record under Instrument Number 994-6154, in the Office of the Judge of Probate of Shelby County, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Thomas Franklin, a married man, Janice Roberts, a married woman, and Geneva Stone, a widow (herein referred to as GRANTEES) as joint tenants, the following described real estate situated in Shelby County, Alabama, to-wit:

The property described on Exhibit A attached hereto and made a part hereof.

Subject to rights of way, easements, reservations, building lines, and restrictions of record.

NO TITLE OPINION GIVEN.

We are informed that James William Stone is now deceased, and that Geneva Stone is the surviving grantee in that certain deed recorded in Deed Book 206, Page 474, and that James William Stone died on March 10, 1988.

Janice Z. Roberts is one and the same person as Janice Zerlene Roberts and Janice Roberts.

The property is not the homestead of Janice Roberts, nor the homestead of Thomas Franklin.

To HAVE AND TO HOLD to the said GRANTEES as joint tenants.

03/03/1994-06982
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 46.50

Inst # 1994-06982

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 25th day of February, 1994.

*Janice Z. Roberts attorney in fact
for Geneva Stone*

Janice Z. Roberts,
Attorney in fact for
Geneva Stone

Janice Roberts

Janice Roberts

Thomas Franklin

Thomas Franklin

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice Roberts, a married woman, whose name is signed to the foregoing conveyance; Thomas Franklin, a married man, whose name is signed to the foregoing conveyance; and Janice Z. Roberts, attorney in fact for Geneva Stone, a widow, whose name is signed to the foregoing conveyance in her capacity as such attorney in fact and with full authority and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 1994.

Mary Lynn Campisi

Notary Public:

Mary Lynn Campisi

My Commission Expires:

06-16-95

EXHIBIT A

Commence at the SW corner of Section 18, Township 19 South, Range 3 East, thence run East along the South line of Section 18 a distance of 1284.40 feet thence turn an angle of 88 degrees 30 minutes to the left and run a distance of 28 feet to the North R. O. W. line of County Highway No. 62 and the point of beginning, thence continue in the same direction a distance of 210.0 feet, thence turn an angle of 90 degrees 41 minutes to the left and run a distance of 210.0 feet, thence turn an angle of 89 degrees 19 minutes to the left and run a distance of 210.0 feet, to the North R. O. W. line of said County Highway No. 62, thence turn an angle of 90 degrees 41 minutes to the left and run along the North Line of said Hwy. a distance of 210.0 feet to the point of beginning.

Inst # 1994-06982

03/03/1994-06982
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 46.50