

This instrument was prepared by:
Shelly Moss
Attorney at Law
4 Office Park Circle, Suite 101A
Birmingham, Alabama 35223

Send tax notice to:

Samuel H. Franklin
~~143 Deerwood Lake Drive~~
~~Harpersville, AL 35078~~
3841 Forest Glen Dr.
Birmingham, Al 35213-3915

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Ninety Five Hundred and 00/100 (\$290,500.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Benjamin C. Dowdey and wife Susan W. Dowdey

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

Samuel H. Franklin and wife Betty H. Franklin

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 22, according to Map of Deerwood Lake, as recorded in Map Book 6, Page 30, in the Probate of Shelby County, Alabama.

\$190,500.00 of the proceeds come from a purchase money mortgage recorded 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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (We) have set my (Our) hand(s) and seal(s), this 27th day of March, 1995.

WITNESS:

_____(Seal) Benjamin C. Dowdey (Seal)
Benjamin C. Dowdey
_____(Seal) Susan W. Dowdey (Seal)
Susan W. Dowdey

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that Benjamin C. Dowdey and Susan W. Dowdey whose name 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 the conveyance he (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March A.D., 1995.

Shelly Moss
notary public SHELLY MOSS
MY COMMISSION EXPIRES 11-5-97

Inst # 1995-07860

03/28/1995-07860
11:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 108.50

Inst # 1995-07860