

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669 6204 (205) 669-6291 Fax(205) 669-3130

(Name) Timothy Wayne Franks
2070 Lakeview Lane
(Address) Birmingham, Al. 35244

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

Form 1-1-27 Rev. 1-88 #109/95
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One hundred sixty-five thousand and no/100 (\$165,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Jeffrey C. Smith and his wife Kristi H. Smith

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Timothy Wayne Franks

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

Lot 27, according to the Survey of Valdawood, as recorded in Map Book 8,
Page 6 A&B in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.
Mineral and mining rights excepted. .

Subject to: All easements, restrictions and rights of way of record.

\$148,500.00 of the above mentioned purchase price was paid for from a
mortgage loan which was closed simultaneously herewith.

Jeffrey C. Smith and Jeffery C. Smith are one and the same persons.

Inst # 1995-30883

10/27/1995-30883
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 25.00

TO HAVE AND TO HOLD to 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, we have hereunto set our hands(s) and seal(s), this 25
day of October, 19 95.

(Seal)

(Seal)

(Seal)

Jeffery C. Smith
JEFFERY C. SMITH
Kristi H. Smith
KRISTI H. SMITH

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Jeffery C. Smith and his wife Kristi H. Smith
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 25 day of October, A. D., 19 95

Susan C. [Signature]
Notary Public.

1995-30883

1995